

Colony Park Sustainable Community Initiative Existing Conditions Report

November 2014

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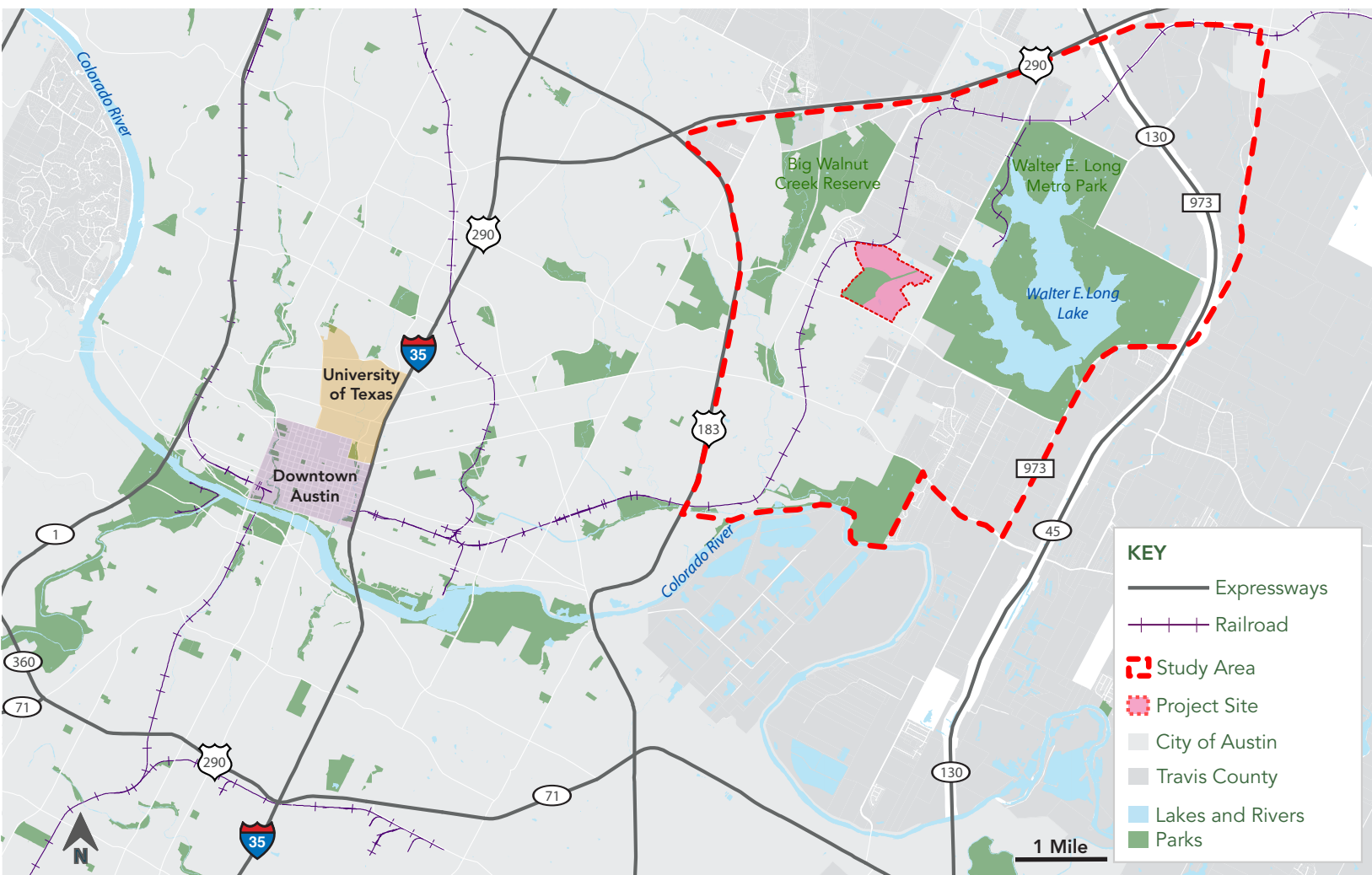
Table of Contents

	History and Context	Page 7
	Health and Happiness	Page 35
	Equity and Local Economy	Page 49
	Land and Open Space	Page 57
	Sustainable Water	Page 63
	Local and Sustainable Food	Page 73
	Land Use and Mobility	Page 79
	Zero waste	Page 93
	Zero Carbon	Page 97

Appendix	Page 101
Referenced Studies and Reports	
Colony Park Market Assessment and Analysis	
Precedent Development Case Studies	
Colony Park: Prudent and Deliberate Planning	



History and Context



Study Area in Context

Date Created: October 3, 2013

Source: City of Austin GIS Datasets. ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa_gis.html.

History and Context

The Study Area lies approximately eight miles northeast of Downtown Austin. This area was annexed by the City of Austin in 1973 and much of the land surrounding the Study Area remains in Travis County. Many of the single-family homes in the neighborhood date to this period and shortly thereafter.* Following attempts by a private developer to build a subdivision for manufactured homes, the Austin City Council, in 2001, purchased 258 acres of land near Loyola Lane and Colony Loop Road.

Of that 258 acres, 50 were for dedicated for parkland with jurisdiction of the land given to the Austin Parks and Recreation Department (PAR) which created a 95 acre tract

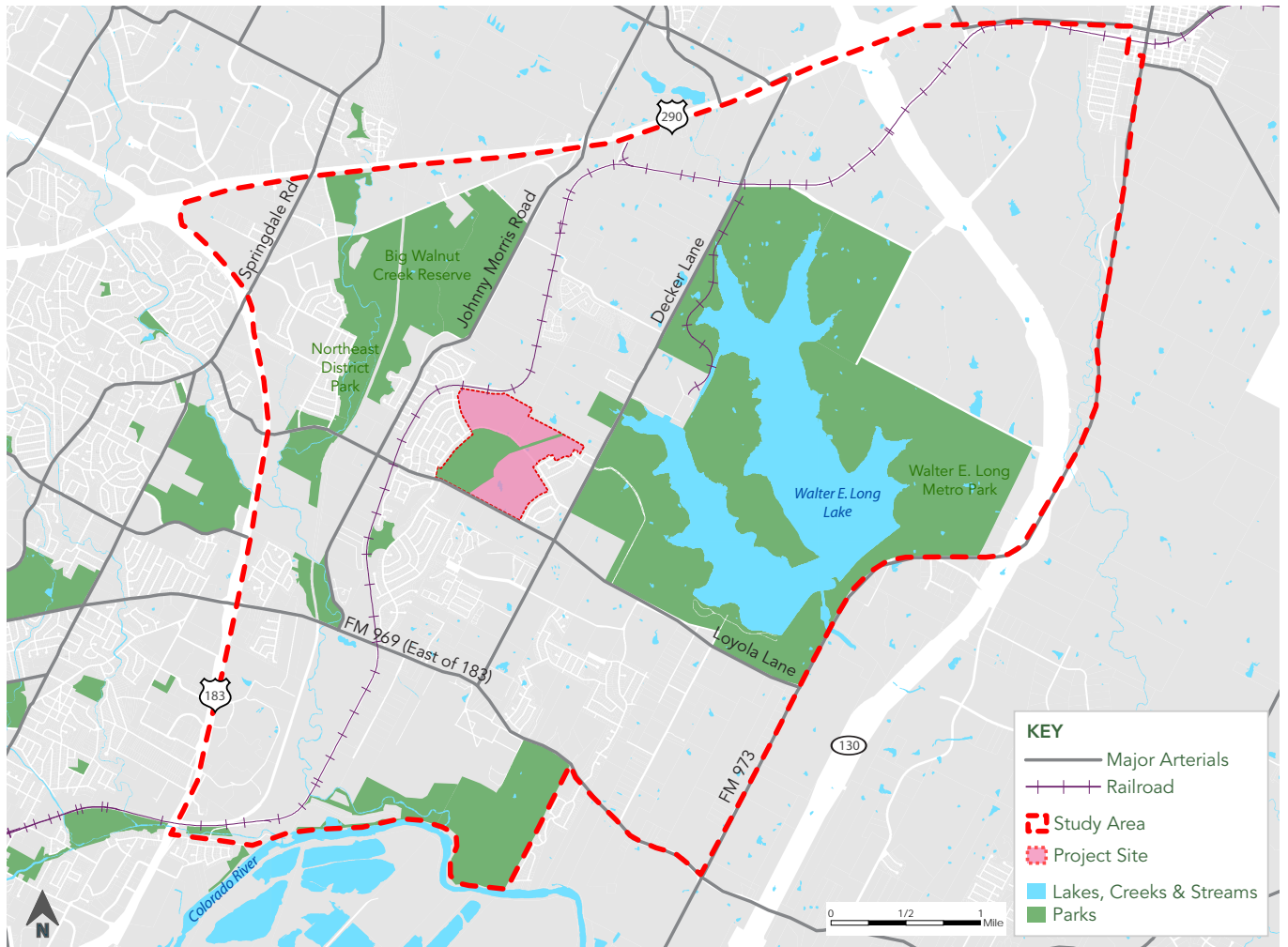
of PAR-owned land (by adding to existing PAR land). The remaining 208 acres were transferred to the Austin Housing Finance Corporation (AHFC) for the "development of low-income or moderate-income housing."

Between 2004 and 2007 the Austin Independent School District (AISD) constructed Overton Elementary School on a portion of the 50 acres of dedicated parkland. In addition, PAR commissioned the design and development of the Turner-Roberts Recreation Center, named after the late community leaders and civil rights activists Dorothy Turner and Velma Roberts. Opened in 2008, the Recreation Center was closed in July of 2011 due to structural deficiencies that rendered the building unsafe for occupancy. The Turner-Roberts Recreation Center was reopened in November of 2013.

In November 2011 the City of Austin's Neighborhood Housing and Community Development Department (NHCD) received notice of approval for a \$3 million Housing and Urban Development (HUD) Sustainable Communities Challenge Grant with a grant start date of February 15, 2012. The goal of the federal grant program is to reduce barriers to achieving affordable, economically vital, and sustainable communities.

The grant was awarded to fund development of a master plan for 208 acres of Austin Housing Finance Corporation (AHFC) owned property in northeastern Austin. The Colony Park Sustainable Community Initiative (CPSCI) was established to manage the grant. The goal of the CPSCI is to create a master plan integrating and reflecting issues and concerns of the immediate community, while incorporating best practices in sustainable

*Data indicate approximately 1/3 of the housing was built prior to 1979, another 1/3 between 1980 and 1990, and the final 1/3 since 2000.



Study Area and Project Site

Date Created: October 3, 2013

Source: City of Austin GIS Datasets. ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa_gis.html.

development. For a more detailed history, please refer to “Colony Park: Prudent and Deliberate Planning” in the Appendix.

The CPSCI has three overarching outcomes:

- Further land-use planning and development of 258 acres of publicly-owned land at the Project Site inspired by the HUD Livability Principles as an economic catalyst for the surrounding area.
- Foster cross-department/agency coordination and create successful models of comprehensive systems change to support sustainable and equitable development.
- Support capacity building and community transformation goals of Colony Park area residents and stakeholders.

Although the grant focuses on the 258-acre AFHC property (the Project Site), it is also important to understand the broader context in which the property is located. The grant application identifies a larger, five-census tract area (the Study Area) roughly bounded by US Highway 183 to the west, US Highway 290 to the north, SH 130 to the east and FM 969 to the south. The Study Area is comprised of census tracts 22.01, 22.02, 22.08, 22.11, and 22.12. Together, these tracts establish a Study Area of 16,757.9 acres or 26.2 square miles. In 2014, PARD dedicated bond funding to the project to ensure that the master plan extended to include the 95 acres so that the project addressed the area more comprehensively.

This document provides an overview of the existing conditions for the Project Site and Study Area of the Colony Park Sustainable Community Initiative. It is rooted in the HUD Livability Principles and largely organized according to the principles of One Planet Living (both described below). This report also builds off of the Colony Park Complete Community Report created by the City of Austin’s Planning and Development Review Department, the Community Profile created by the City of Austin’s Neighborhood Housing and Community Development Department, and constraint mapping created by the City’s Watershed Department. This report seeks to analyze the Study Area in terms of the Imagine Austin Comprehensive Plan’s goals for creating complete communities.

HUD Livability Principles

The Partnership for Sustainable Communities, an unprecedented collaboration between the U.S. Department of Housing and Urban Development, U.S. Department of Transportation, and the U.S. Environmental Protection Agency to help communities grow in more sustainable ways. In order to accomplish this, the Partnership has established six livability principles. These principles, along with the One Planet Principles, Imagine Austin Priorities, and LEED-ND criteria, will guide the development of the Colony Park Master Plan.

Provide more transportation choices.

Develop safe, reliable and economical transportation choices to decrease household transportation costs, reduce our nation's dependence on foreign oil, improve air quality, reduce greenhouse gas emissions and promote public health.

Promote equitable, affordable housing.

Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.

Enhance economic competitiveness.

Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.

Support existing communities.

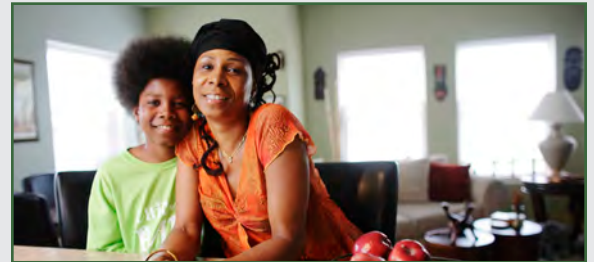
Target federal funding toward existing communities—through such strategies as transit-oriented, mixed-use development and land recycling—to increase community revitalization, improve the efficiency of public works investments, and safeguard rural landscapes.

Coordinate policies and leverage investment.

Align federal policies and funding to remove barriers to collaboration, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.

Value communities and neighborhoods.

Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban, or suburban.





Lower utility bills, future-proofed against rising energy costs

ZERO CARBON



Smarter recycling, less packaging, & using compost in gardens

ZERO WASTE



Safer streets, less traffic/smog, fitness from cycling & walking

SUSTAINABLE TRANSPORT



Better indoor air quality, sustainable forestry & local jobs

LOCAL AND SUSTAINABLE MATERIALS



Fresher, healthier diets that strengthen farms & community

LOCAL & SUSTAINABLE FOOD



Lower water & energy bills, cleaner water for wildlife & recreation

SUSTAINABLE WATER



More nature to enjoy in the city, helping reduce habitat loss

LAND USE & WILDLIFE



Local artists, markets, concerts, and neighborhood events

CULTURE & HERITAGE



New green jobs close to affordable homes, daycare & shopping

EQUITY & LOCAL ECONOMY



Residents are safer, in better shape & know their neighbors

HEALTH AND HAPPINESS

One Planet Principles

Source: www.oneplanetcommunities.org



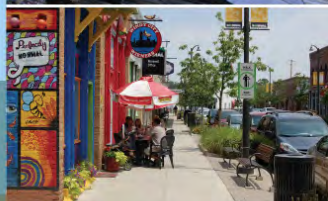

One Planet Principles

BioRegional and WWF have created a global initiative called One Planet Living to incorporate sustainability into everyday life. Based on current data, if everyone on the planet lived the way Americans do, we would need five planets to support us. One Planet Living offers principles to live more sustainably in recognition that we only have one planet on which to live. For the Colony Park Sustainable Community Initiative, the ten principles will be used to create customized recommendations for sustainable development and sustainable living at Colony Park. This report is organized according to the principles of One Planet Living.

Principles to Places

Turning Principles into Vibrant Places

The guiding principles and policies established by HUD, LEED-ND, Imagine Austin, and OnePlanet all provide important guidance. The overall goal of this master planning process is to use these principles, priorities, and policies to achieve a greater quality of life for those living in and near Colony Park. A high quality of life is greatly enhanced by living in a vibrant place: a place where people have quality, affordable housing, choices in transportation, access to jobs and education, and a sense of community. The chart below demonstrates the relatedness of the guiding documents for the master plan process.

HUD Livability Principles	Imagine Austin Priorities	One Planet Principles	LEED-ND	
PROVIDE MORE TRANSPORTATION CHOICES	COMPACT AND CONNECTED	SUSTAINABLE TRANSPORT	BICYCLE NETWORK AND STORAGE COMPACT DEVELOPMENT WALKABLE STREETS STREET NETWORK	
PROMOTE EQUITABLE AFFORDABLE HOUSING	DEVELOP AND MAINTAIN HOUSEHOLD AFFORDABILITY	EQUITY AND LOCAL ECONOMY	SMART LOCATION REDUCED AUTOMOBILE DEPENDENCE / REDUCED PARKING FOOTPRINT TRANSIT FACILITIES / TRANSPORTATION DEMAND MANAGEMENT HOUSING AND JOBS PROXIMITY MIXED-INCOME DIVERSE COMMUNITIES	
ENHANCE ECONOMIC COMPETITIVENESS	GROW AND INVEST IN AUSTIN'S CREATIVE ECONOMY	CULTURE AND COMMUNITY	MIXED-USE NEIGHBORHOOD CENTERS ON-SITE RENEWABLE ENERGY SOURCES	
SUPPORT EXISTING COMMUNITIES	GROW ECONOMY BY INVESTING IN WORKFORCE, EDUCATION SYSTEMS, ENTREPRENEURS AND LOCAL BUSINESS	LOCAL AND SUSTAINABLE FOOD	LOCAL FOOD PRODUCTION AGRICULTURAL LAND CONSERVATION FLOODPLAIN AVOIDANCE	
	GREEN INFRASTRUCTURE TO PROTECT AND INTEGRATE NATURE INTO CITY	LAND USE AND WILDLIFE	IMPERILED SPECIES AND ECOLOGICAL COMMUNITIES CONSERVATION RESTORATION & CONSERVATION OF HABITAT / WETLANDS & WATER BODIES SITE DESIGN FOR HABITAT / WETLAND & WATER BODY CONSERVATION	
VALUE COMMUNITIES AND NEIGHBORHOODS	REVISE LDC TO PROMOTE COMPACT AND CONNECTED	HEALTH AND HAPPINESS	COMMUNITY OUTREACH & INVOLVEMENT ACCESS TO CIVIC & PUBLIC SPACE / RECREATION FACILITIES VISITABILITY AND UNIVERSAL DESIGN NEIGHBORHOOD SCHOOLS	
	CREATE A HEALTHY AUSTIN PROGRAM	ZERO WASTE	TREE-LINED AND SHADED STREETS WATER EFFICIENT LANDSCAPING SUSTAINABLE RAINWATER / WASTEWATER MANAGEMENT CERTIFIED GREEN BUILDINGS	
COORDINATE POLICIES AND LEVERAGE INVESTMENT	SUSTAINABLE MANAGEMENT OF WATER RESOURCES	SUSTAINABLE WATER	BUILDING ENERGY & WATER EFFICIENCY INFRASTRUCTURE ENERGY EFFICIENCY	
		ZERO CARBON	DISTRICT HEATING & COOLING RECYCLED CONTENT IN INFRASTRUCTURE SOLID WASTE MANAGEMENT INFRASTRUCTURE	

Imagine Austin

Adopted in June 2012, the Imagine Austin Comprehensive Plan establishes a broad policy framework for creating a more sustainable city. This framework is contained in the plan's vision, policies, actions, and Growth Concept Map. These elements of Imagine Austin are summarized in its six core principles for action:

- Grow as a compact, connected city
- Integrate nature into the city
- Provide paths to prosperity for all
- Develop as an affordable and healthy community
- Sustainably manage water, energy and other environmental resources
- Think creatively and work together.

(Imagine Austin, Pg. 10-11)

Central to becoming a more sustainable city is the establishment of complete communities throughout Austin. These are communities providing easy access to people's daily needs.

The map on the following page describes centers of activity highlighted in Imagine Austin. The Colony Park Complete Community Report further describes this map in relationship to the Colony Park area:

Imagine Austin's activity centers are generally focused around one or more major transit hubs. These hubs are where the greatest density of people and activity will be located. Centers will feature a mix of retail, offices, open space and parks; public uses and services such as libraries and government offices; and a variety of housing choices.

The activity centers in or near the Study Area, like most of the centers identified on the Growth Concept Map, are depicted by large circles indicating approximate scale and location. There are a number of activity centers on the map with more definite boundaries that were established through adopted small area plans. These include centers include those for East Riverside Drive or Highland Mall, and reflect boundaries in through those plans. There are three types of activity centers (neighborhood, town, and job) located within the Study Area. The first is a town center located at the intersection of SH 130 and US 290/Manor Expressway. The second is a neighborhood center located at the intersection of Loyola Lane and the railroad tracks. This center includes 10-acres of Capital Metro-owned land and is located to take advantage of a potential transit stop should the proposed Green Line go into operation. The third is a job center located north of the Project Site off at the intersection of Daffan Lane and Johnny Morris Road.

Activity Corridors in Study Area

Activity corridors feature the same variety of uses as centers; however, their linear nature spreads uses along roadways. Activity corridors are primarily located along arterial roadways and serve as linkages between most activity centers. The two activity corridors around the Project Site are along MLK Boulevard/FM 969 and Loyola Lane/Decker Lake Road.

MLK Boulevard/FM 969

The activity corridor designation for MLK Boulevard/FM 969 begins in central Austin at North Lamar Boulevard and extends over 9 miles east to SH 130. Almost half of the activity corridor (4 miles) lies within the Study Area from US 183/Ed Bluestein and FM 973.

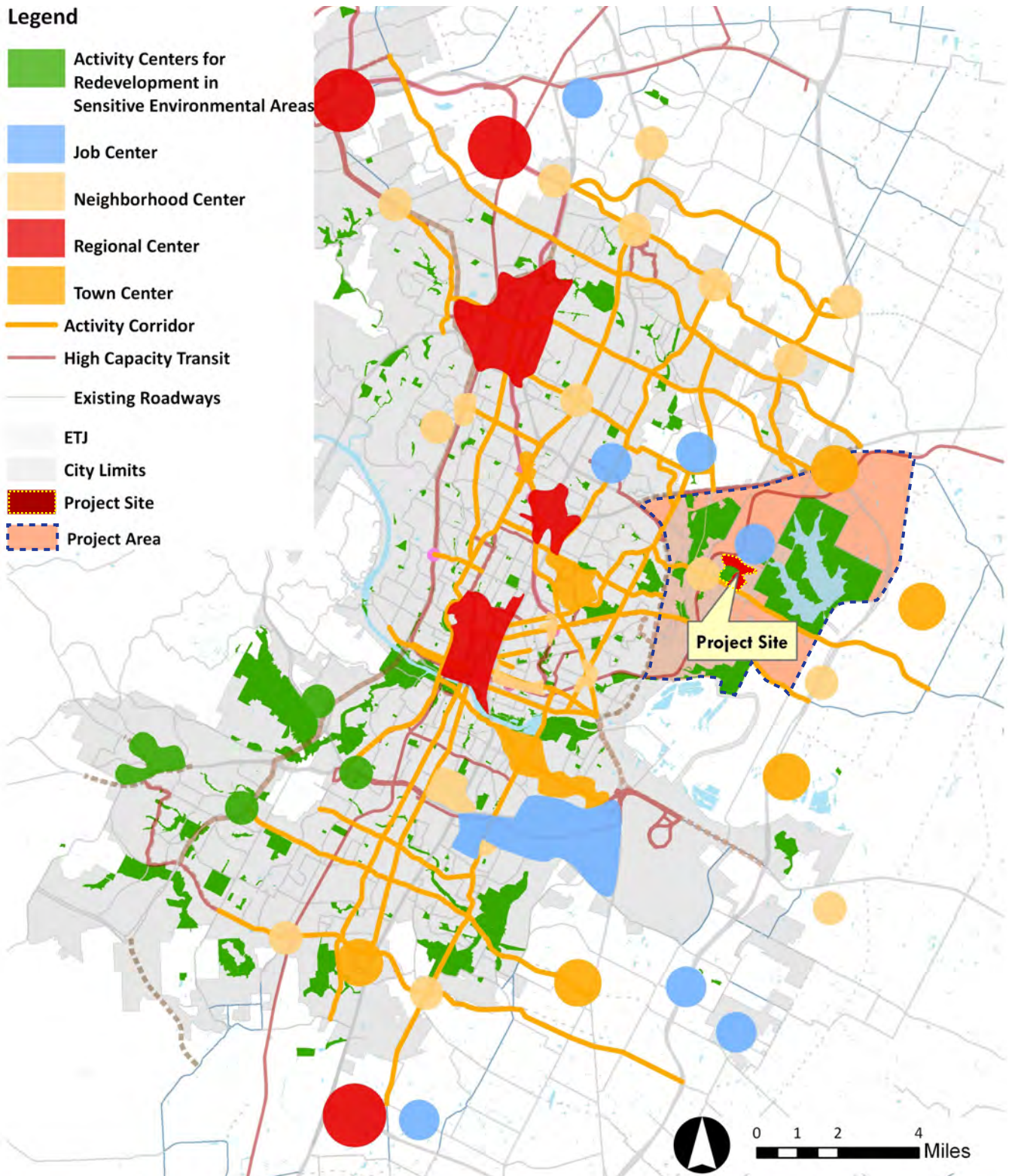
Loyola Lane/Decker Lake Road

The activity corridor designation along Loyola Lane/Decker Lake Road begins at Manor Road and extends over 8 miles east where it ends at Taylor Lane just east of SH 130. Again, about half of the activity corridor lies within the Study Area - extending for about 4 miles between Ed Bluestein/US 183 and FM 973.

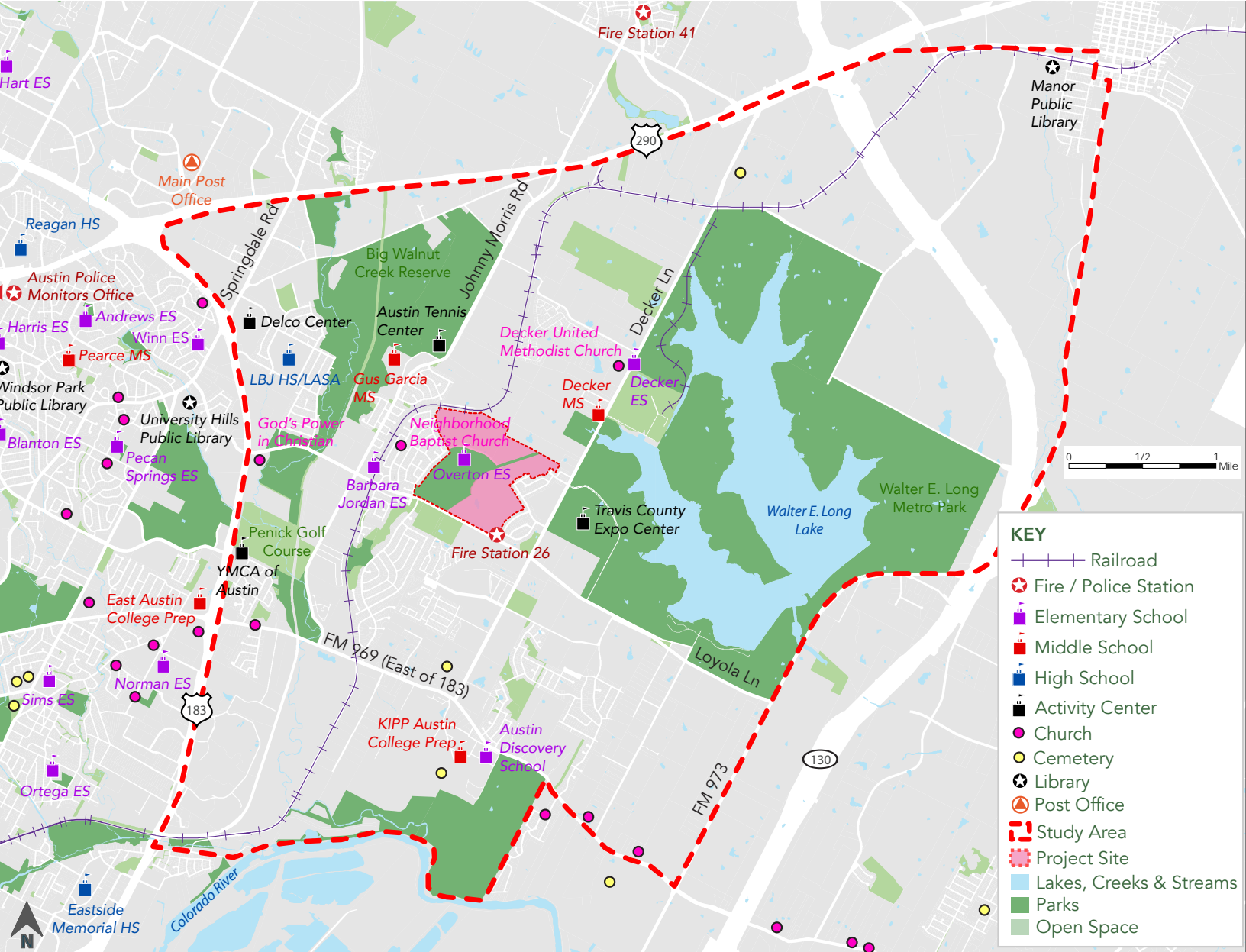
However, while most new development will occur in centers and along corridors, some infill development will occur in locations outside the centers and corridors: "Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context." (Imagine Austin, Pg. 107)

Legend

- Activity Centers for Redevelopment in Sensitive Environmental Areas
- Job Center
- Neighborhood Center
- Regional Center
- Town Center
- Activity Corridor
- High Capacity Transit
- Existing Roadways
- ETJ
- City Limits
- Project Site
- Project Area



Imagine Austin Key Centers
Source: Imagine Austin Comprehensive Plan (2012)



Community Facilities
 Date Created: October 3, 2013
 Source: City of Austin GIS Datasets.
ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa_gis.html.

Community Facilities

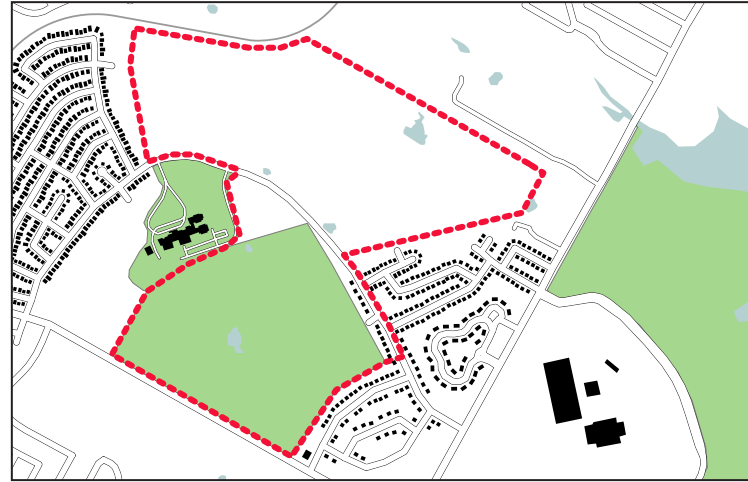
Imagine Austin's guidance for future growth is based, in part, on existing development, facilities, and services. The map above details community facilities in the Colony Park area including schools, churches, libraries, and fire/police stations. Parks and recreational facilities are depicted on a separate map on page 59.

Precedents

For thousands of years human societies have planned how they settle land. Some settlements stand the test of time and evolve to become special places—places people are drawn to, places that bring people together, places that people will travel long distances in order to visit. The best of such places stand out as among the greatest achievements of human civilization. Town planning is often made better when guided by such precedents. This section on precedents serves two purposes: 1. It introduces plans for some of those great places that the Colony Park master plan schemes could draw inspiration from, and 2. It allows for people to compare the scale of the Colony Park project to existing built local places they may already be familiar with or remote places they can study on the internet.

Neighborhood Scale

The neighborhood scale precedents allow a quick comparison between the 208-acre Colony Park master planning area and other larger developed areas. For example based on acreage alone Colony Park is large enough to accommodate Austin’s historic Waller Plan, the entire San Antonio Riverwalk or the core of the University of Texas campus.



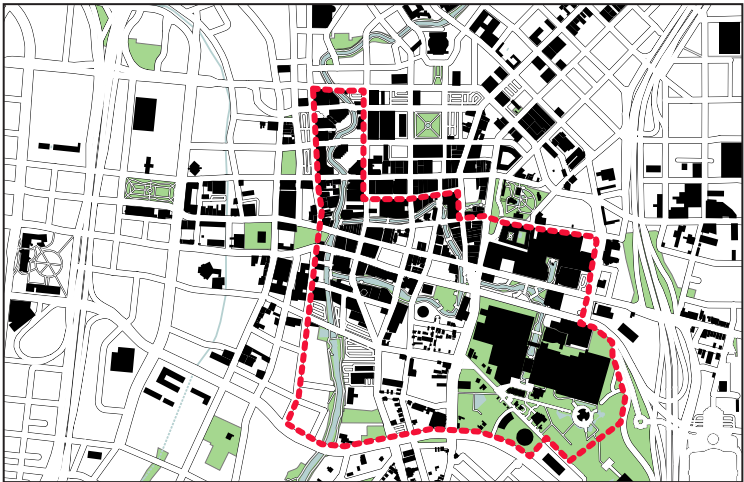
Colony Park, Austin, TX
Area: 208 acres
Typical block size: NA



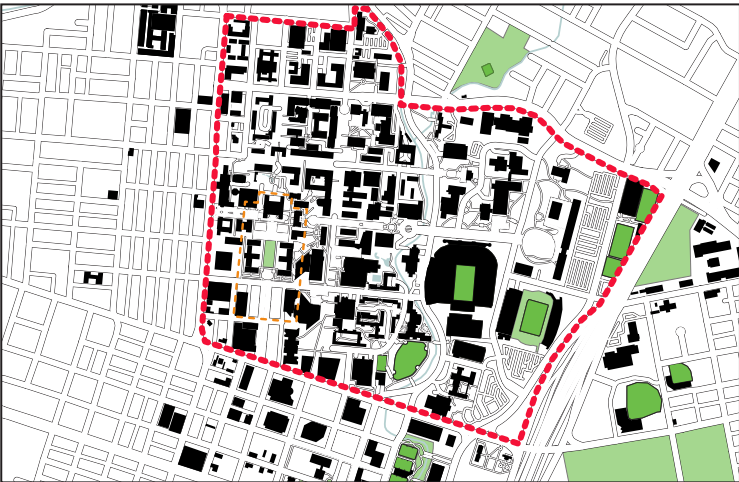
Historic Waller Plan, Austin, TX
Area: 170 acres
Typical block size: 276' x 276'



Mueller Community, Austin, TX
 Area: 100 acres (First Phase of 700 acre Master Plan)
 Typical block size: 450' x 200'



San Antonio Riverwalk, San Antonio, TX
 Area: 185 acres
 Typical block size: 425' x 325'



University of Texas, Austin, TX
 Area: 260 acres
 Typical block size: NA

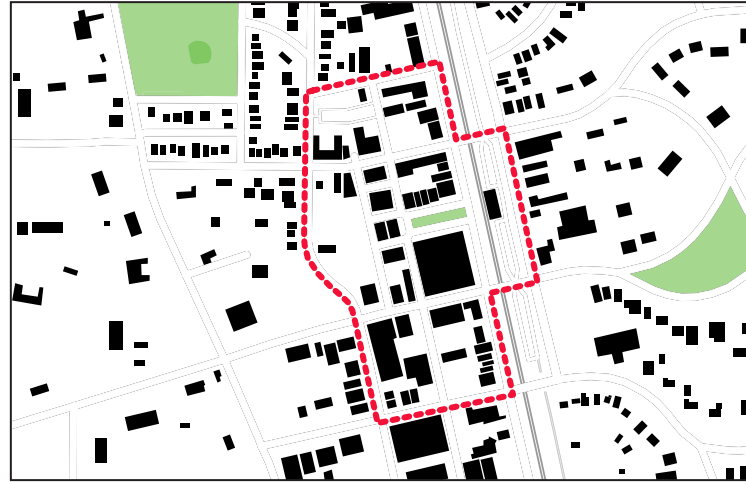


Seaside, FL
 Area: 80 acres
 Typical block size: 360' x 215'

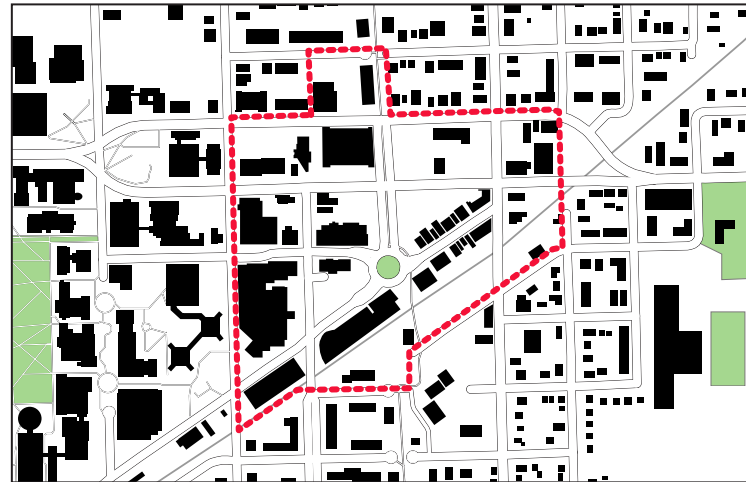
Precedents

Neighborhood Center

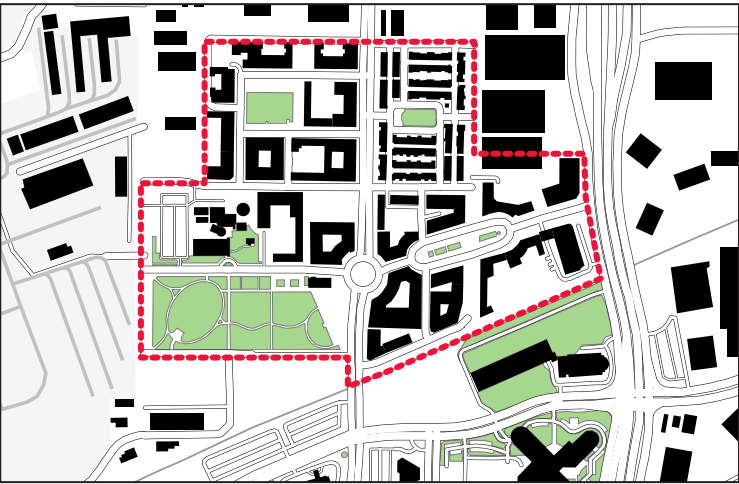
Our hope is that the plan for Colony Park will provide for one or more mixed-use regional or neighborhood centers to support retail and other service uses. As illustrated herein these centers come in varying sizes ranging from 25 to 125 acres.



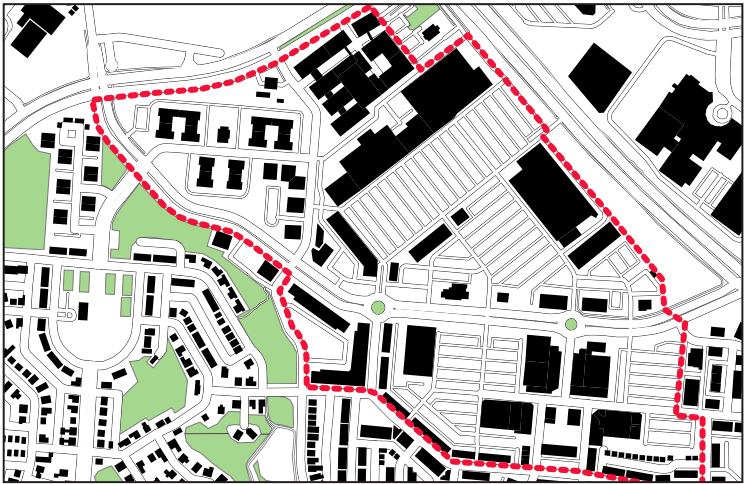
Market Square, Lake Forest, IL
Area: 25 acres
Typical block size: 300' x 225'



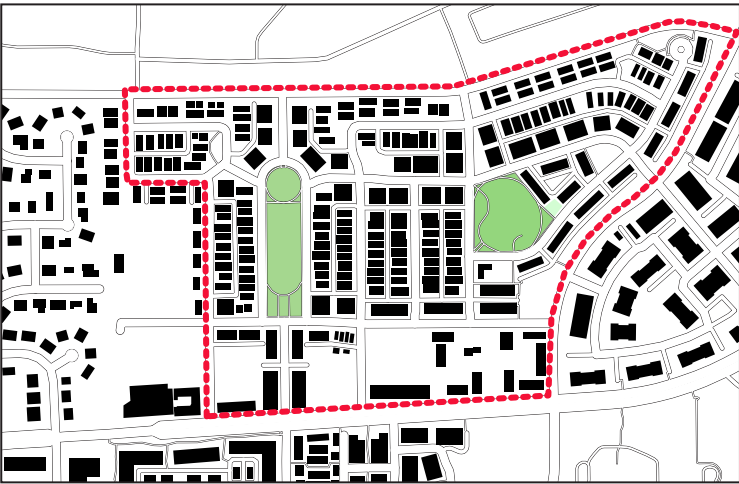
Uptown Circle, Normal, IL
Area: 45 acres
Typical block size: 350' x 250'



Addison Circle, Addison, TX
 Area: 75 acres
 Typical block size: NA



Kentlands Community, Gaithersburg, MD
 Area: 125 acres
 Typical block size: NA



Orenco Station, Hillsboro, OR
 Area: 90 acres
 Typical block size: 600' x 225'

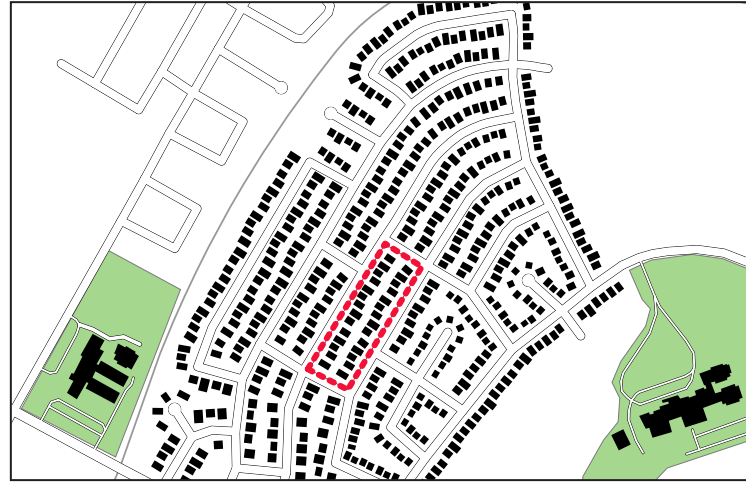


The Alamo, San Antonio, TX
 Area: 7 acres
 Typical block size: NA

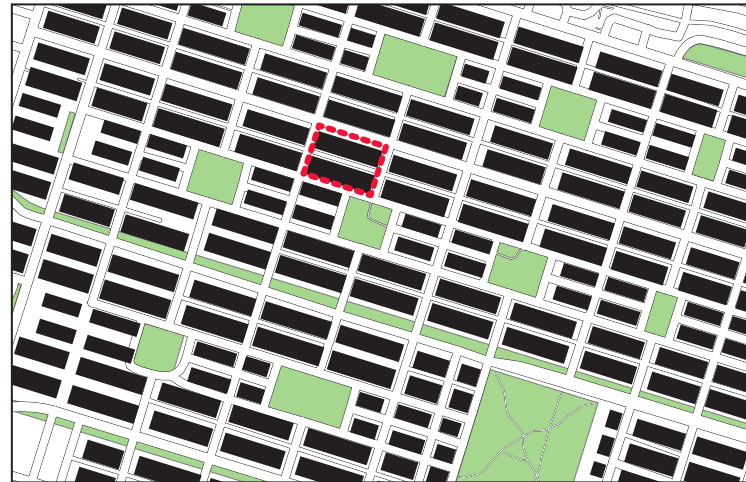
Precedents

Block Scale

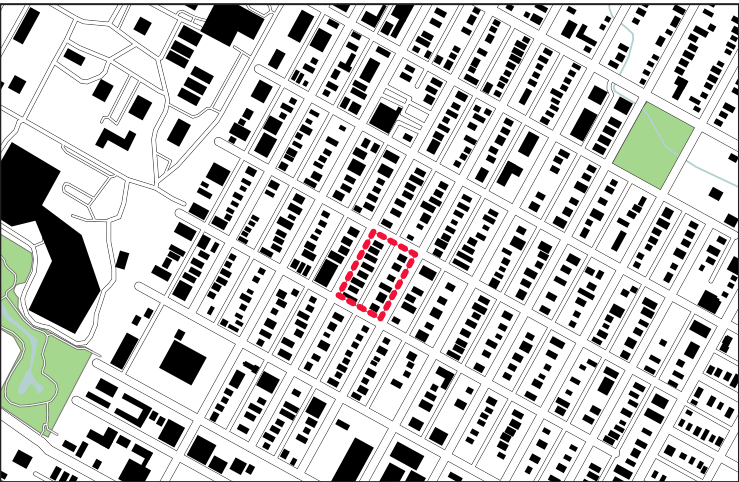
Blocks are the backbone of any human settlement—providing security and a logical increment of construction. Blocks also determine whether people will walk in a place: longer blocks take are consistently less walkable while shorter blocks are consistently more so. These precedent studies illustrate a range of block sizes from the small blocks of Portland Oregon (as small as 0.92 acres) to the very large blocks of Pemberton Heights (as large as 6.15 acres). The typical Colony Park block is larger



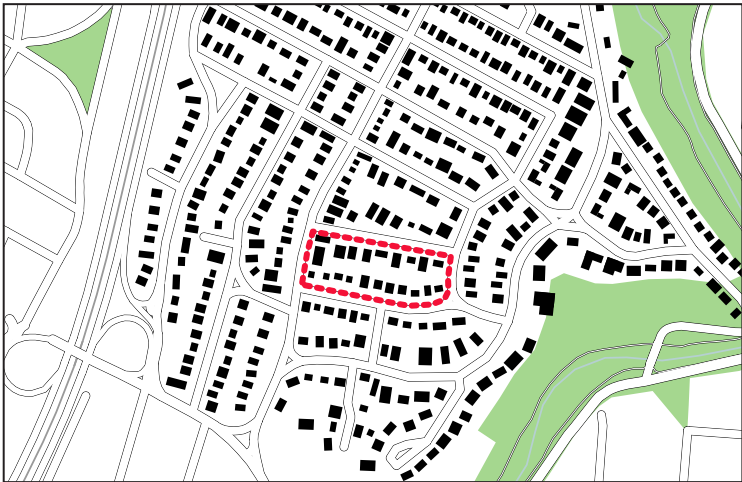
Colony Park West, Austin, TX
Area: 5.36 acres (block)
Typical block size: 850' x 275'



Savannah, GA
Area: 1.34 acres (block)
Typical block size: 315' x 185'



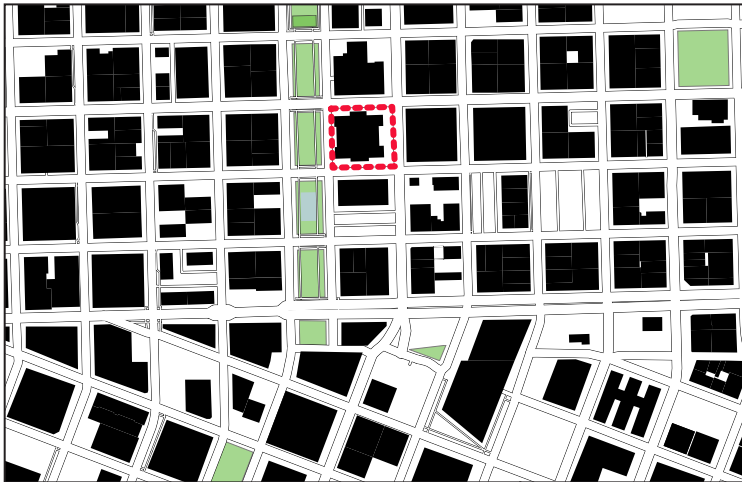
Hyde Park, Austin, TX
 Area: 2.75 acres (block)
 Typical block size: 400' x 300'



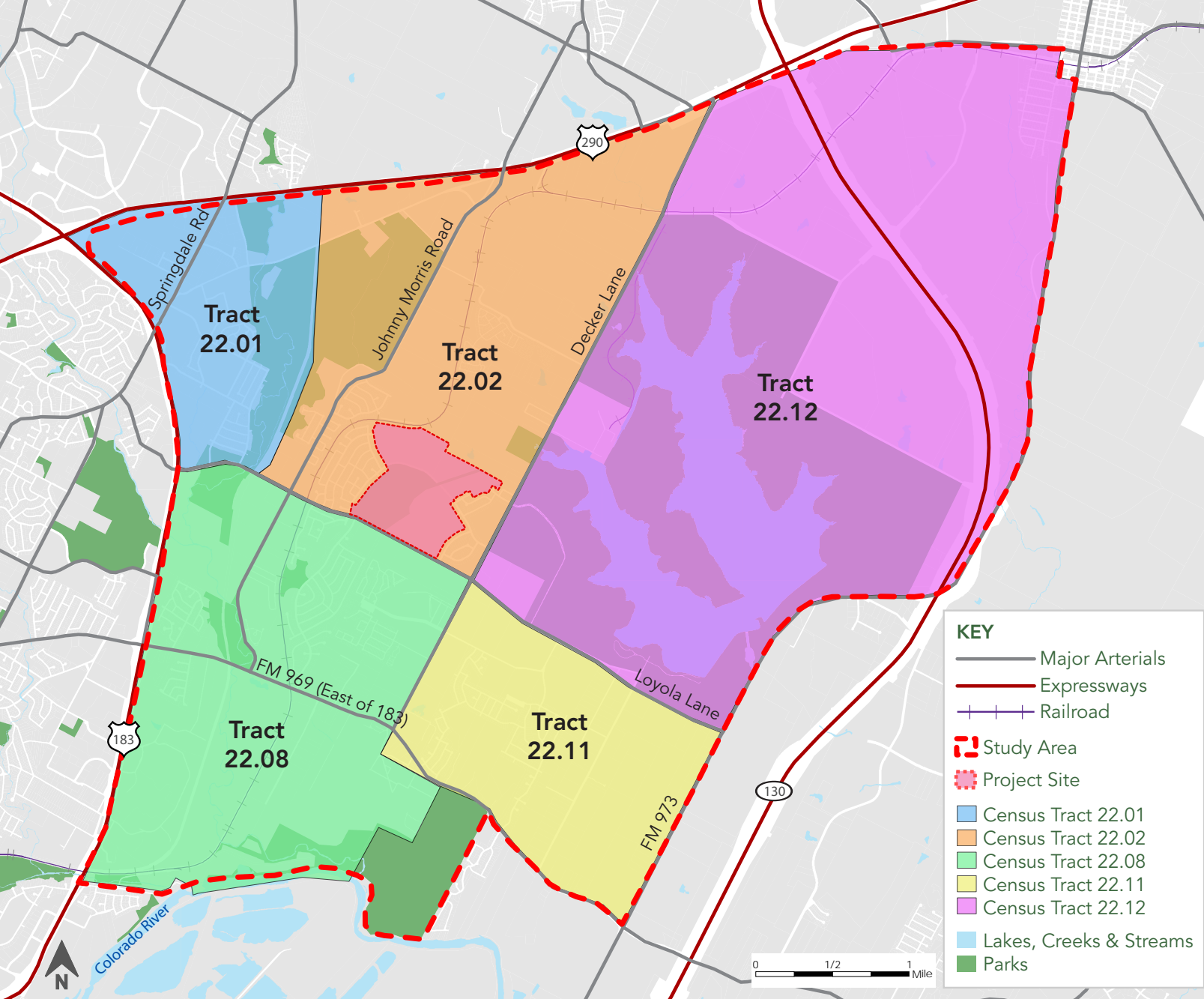
Pemberton Heights, Austin, TX
 Area: 6.15 acres (block)
 Typical block size: 825' x 325'



Chicago, IL
 Area: 3.41 acres (block)
 Typical block size: 660' x 225'



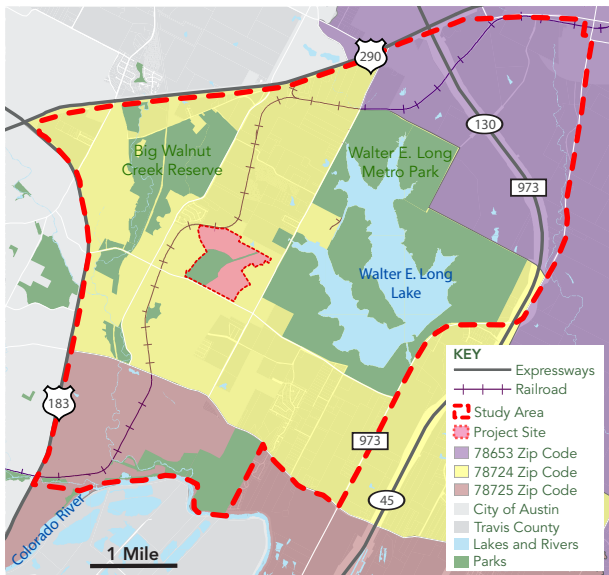
Portland, OR
 Area: 0.92 acres (block)
 Typical block size: 200' x 200'



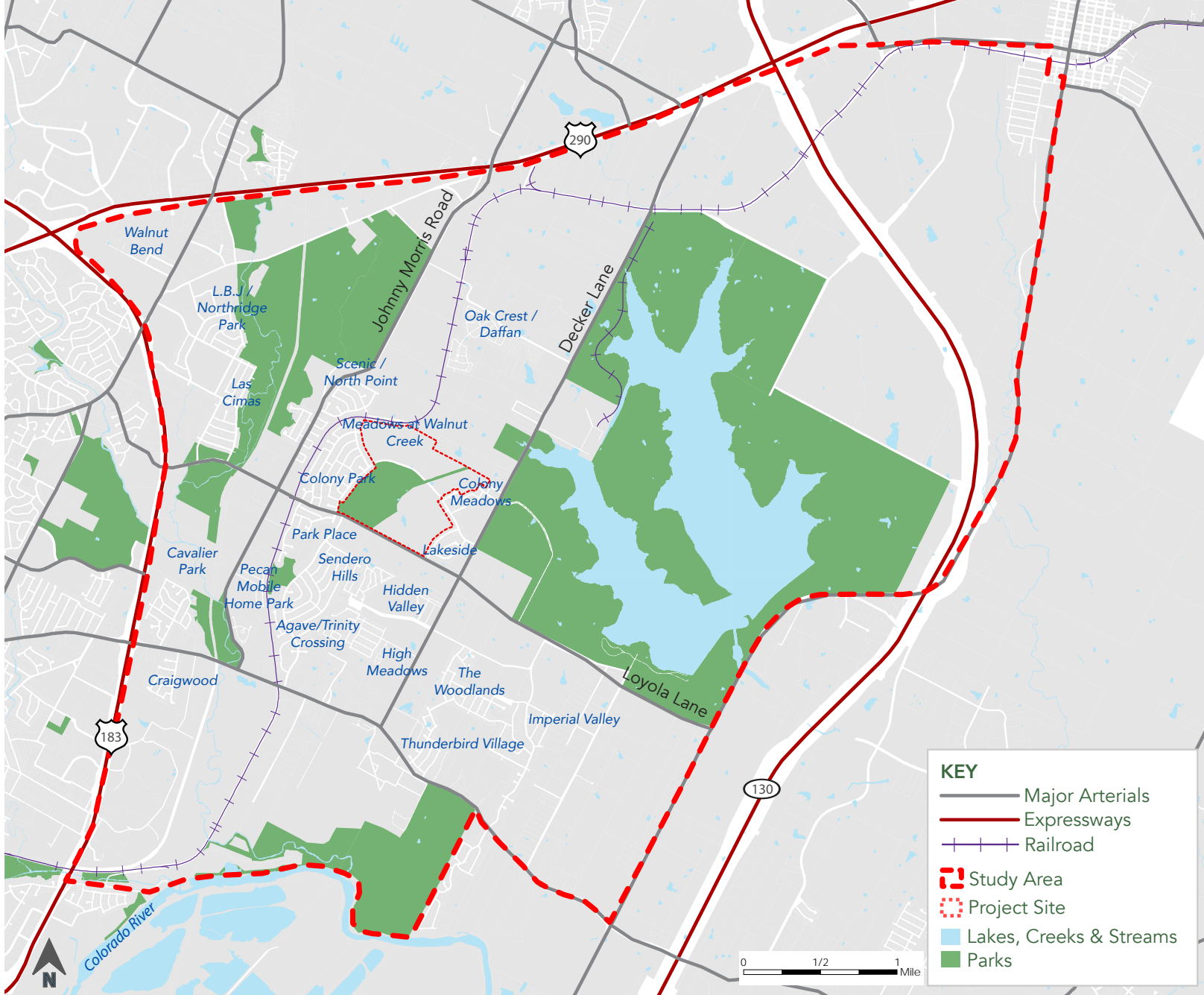
Five Census Tracts
 Date Accessed: October 3, 2013
 Source: U.S Census Bureau

Census Tracts

The Colony Park Sustainable Community Initiative includes five census tracts. The map above delineates the boundaries of these five tracts.



The map to the left shows the zip codes that fall within the Study Area.



Study Area Associations

Date Created: October 3, 2013

Source: City of Austin Neighborhood Housing and Community Development.

Neighborhood Associations

The Study Area for the Colony Park Sustainable Community Initiative includes several neighborhood and homeowner associations. These areas will be most directly affected by new development proposed in the master plan. Their input and participation is vital to the planning process.

Regulatory Framework

Overview

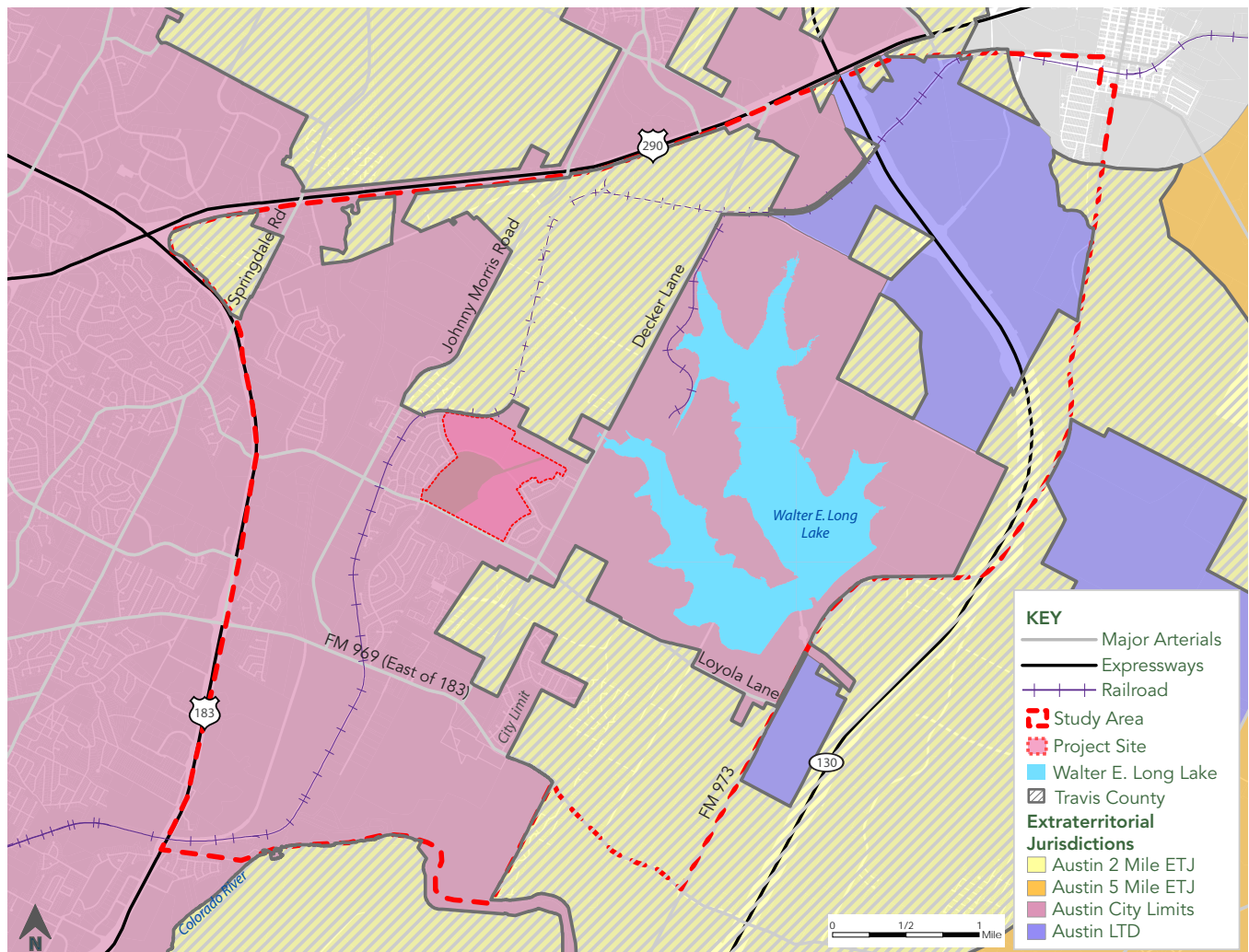
The Colony Park Project Site currently contains three residential zones, with the surrounding Study Area containing a diverse set of districts for residential, multifamily, industrial, office, commercial, and open space. It is also bordered in several areas by unincorporated Travis County, which currently has no zoning requirements. The City of Austin has Extraterritorial Jurisdiction (ETJ) over most of the Study Area which means it can plan for, extend regulations to, and eventually annex unincorporated land within the ETJ boundary. The unincorporated area is a mix of undeveloped land, agricultural fields, low-density single family, and manufactured housing developments.

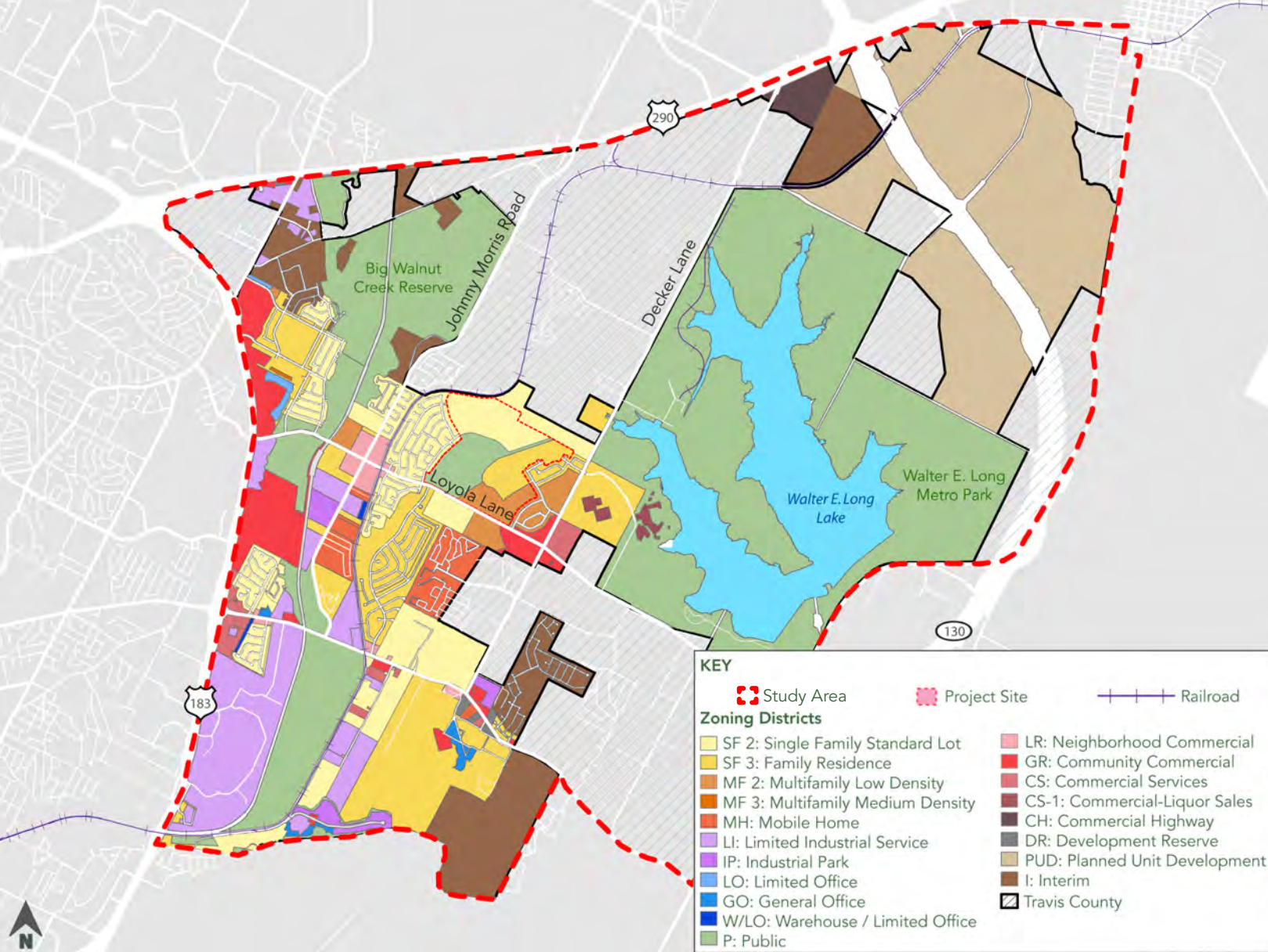
At the time of writing, the City of Austin is undertaking a comprehensive rewrite of the Land Development Code, a process called "Code Next". Revising the Land Development Code was a recommendation made in the Imagine Austin Comprehensive Plan. Specifically, the priority was to "Revise Austin's Development Regulations and Processes to Promote a Compact and Connected City". The process is anticipated to be complete with adoption of the code in September of 2015.

Extraterritorial Jurisdictions

Date Created: October 3, 2013

Source: City of Austin GIS Datasets. ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa_gis.html.





Study Area Zoning Districts

Date Created: October 3, 2013

Source: City of Austin GIS Datasets. ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa_gis.html.

Existing Zoning

SF 2: Single Family Standard Lot

The north and west areas of the site are zoned SF 2: Single Family Standard Lot. This district permits moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more. A variety of civic uses such as schools, daycare, and religious assembly are also permitted.

SF 3: Family Residence

The north east corner of the site is zoned Family Residence. This district is intended as an area for

moderate density single-family residential use, and it uses the same dimensional standards as the SF 2 district. Duplexes, single family attached residential, and two-family dwellings are permitted in this district under development standards (found below) that maintain single-family neighborhood characteristics. A variety of civic uses such as schools, daycare, and religious assembly are also permitted.

MF 2: Multifamily Low Density

The southeast corner of the site is zoned Multifamily Residence Low Density district. This is the designation for a multifamily use with a maximum density of up to 23 units per acre. An MF-2 district designation may be applied to a use in a multifamily residential area located near single-family neighborhoods

or in an area for which low-density multifamily use is desirable. The following residential development types are permitted:

- Condominium Residential
- Duplex
- Multifamily Residential
- Single-Family Residential
- Single-Family Attached Residential
- Townhouse Residential
- Two-Family Residential

There are minimum site areas per dwelling unit for development of a Multifamily Residence in the MF 2 District:

- 1,600 square feet, for an efficiency dwelling unit;
- 2,000 square feet, for a one bedroom dwelling unit;
- 2,400 square feet, for a dwelling unit with two or more bedrooms

Residential Use Definitions

Single Family Attached Residential

The use of a site for two dwelling units, each located on a separate lot that are constructed with common or abutting walls or connected by a carport, garage, or other structural element.

Two Family Residential

The use of a lot for two dwelling units, each in a separate building, other than a mobile home

Duplex Residential

The use of a site for two dwelling units within a single building, other than a mobile home.

Townhouse Residential

The use of a site for townhouses.

Multifamily Residential

The use of a site for three or more dwelling units, within one or more buildings, and includes condominium residential use.

Parking: Efficiency dwelling unit: 1 space

1 bedroom dwelling unit: 1.5 spaces

Dwelling unit larger than 1 bedroom: 1.5 spaces plus 0.5 space for each additional bedroom

Condominium Residential

The use of a site for attached or detached condominiums. Same off-street parking ration as multifamily.

Accessory Apartment

As an accessory use, an accessory apartment is a separate dwelling unit that is contained within the principal structure of a single-family residence, and that is occupied by at least one person who is 60 years of age or older or physically disabled. If space within a principal structure is converted to an accessory apartment, the accessory apartment may not include a new entrance visible from a street.

Residential Use Definitions

Building Facade Standards

Meet all requirements of Austin City Code Chapter 25-2-1485, which includes form regulations like requiring at least 50% of the wall area of the ground floor facade consisting of doors or clear or lightly tinted windows.

Zoning Analysis

Parking Regulations

The single-family residential off-street parking regulations within the zoning code are provided at a standard rate of 2 spaces per dwelling unit. Multifamily uses have a sliding rate depending on the number of bedrooms per dwelling unit. A one-bedroom apartment requires 1.5 spaces, with 0.5 spaces added for each additional bedroom. For example, a two-bedroom requires 2 spaces, and a 3 bedroom requires 2.5 spaces.

Minimum Dimensional Standards

The code makes use of several minimum dimensional standards: setbacks, lot areas, and off-street parking rates. There are also additional minimum lot standards for the more intensive single-family uses such as the attached, duplex, and two-family that are larger than the base zoning requires.

Home Occupations

Home occupations are permitted as an accessory use by right to a principal residential use. These small-scale commercial uses managed by a resident of the unit are typically office uses that do not produce additional parking demand or nuisances such as noise, fumes, or waste. A list of prohibited home occupation uses can be found in 25-2-900. Home occupations contribute to neighborhood economies, with residents having more opportunities to spend money close to home, and they reduce the number of car trips per day by eliminating work commutes.

Bike Parking

Bike parking is required for multifamily and condominium uses at a rate of 5 spaces or 5% of the motor vehicle spaces required for the principal use. A recent trend is to institute bike parking levels independent of the off-street parking requirements— for example, one bike parking space per dwelling unit.

Accessory Dwelling Units & Secondary Apartments

Accessory dwelling units are permitted by right in single family uses, though, the regulations are designed for these units to be mother-in-law units, reserved for use by an older family member.

Secondary Apartments are a special use permitted within the SF 2, SF 3, MF 2, and MF 3 districts of the Study Area. There are several physical requirements for the secondary apartment, including the apartment's location in a structure other than the principal structure and the provision of two additional parking spaces.

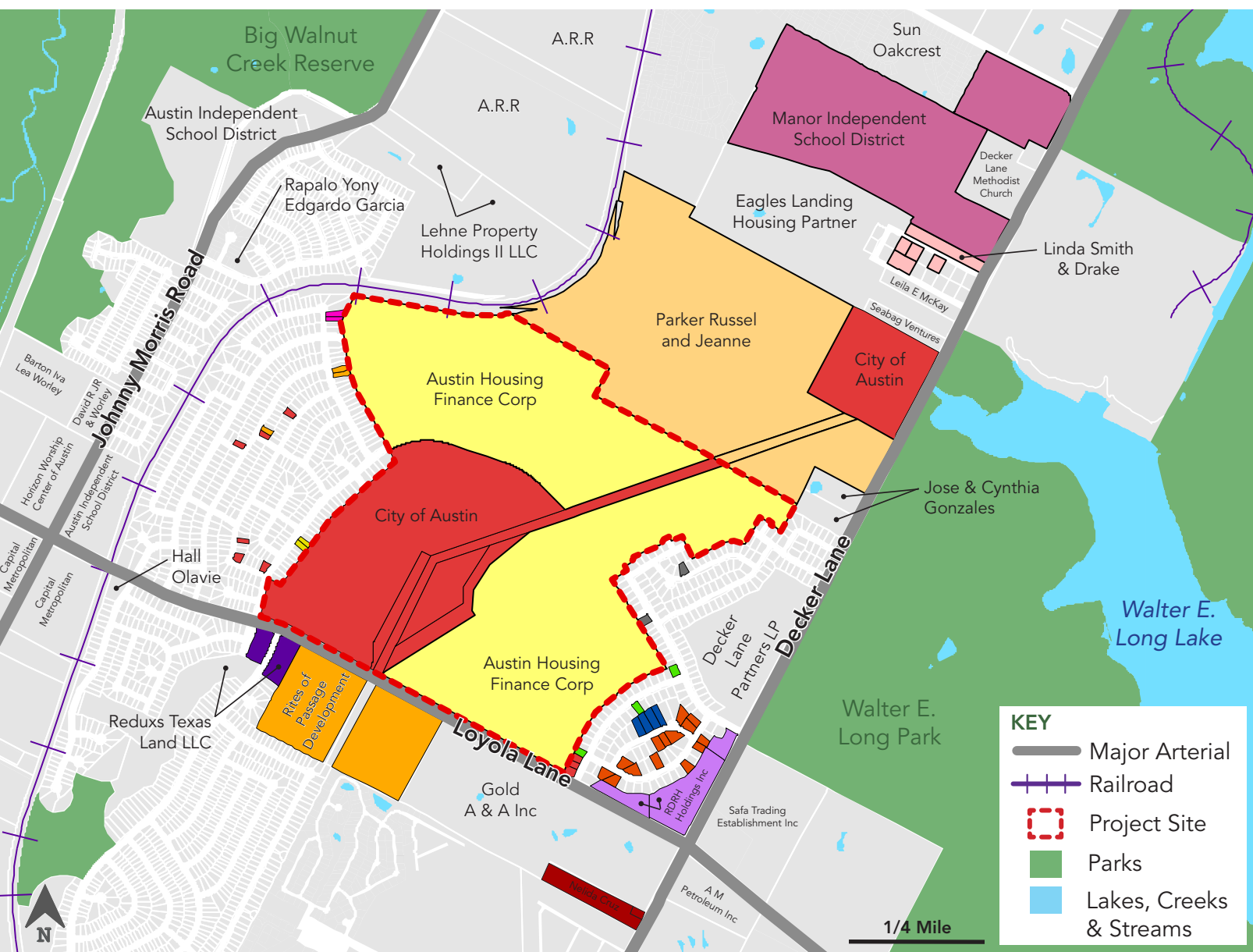
Corner Stores

Corner stores are permitted as a special use in the SF 3, MF 2, and MF 3 districts that make up the Study Area. This allows for walkable neighborhood service uses like repair services, food and retail sales, personal services like salons and dry cleaners, and restaurants to be provided within the neighborhood. One dwelling unit is also permitted per corner store structure, allowing a level of neighborhood mixed use. As part of the special use approval, corner stores must meet façade standards that include minimum amounts of transparency on the ground floor. Drive-thrus are prohibited for this use.

Use	Minimum Site Area	Minimum Lot Area	Minimum Lot Width	Parking	Additional Requirements
Single Family (SF)	N/A	N/A	N/A	2 / DU	N/A
SF Attached Residential	7,000 sf	3,000 sf	25 ft	Fewer than six bedrooms: 4 spaces (2/du); Six or more bedrooms, at least one parking space for each bedroom is required	N/A
Duplex Residential	7,000 sf	N/A	50 ft	4 spaces (2/DU)	N/A
Two-Family Residential	7,000 sf	N/A	N/A	2 / DU	The second dwelling unit: <ul style="list-style-type: none"> • Must be at least 15 feet to the rear of the principal structure or above a detached garage • May not have an entrance within 10 feet of a lot line • May not exceed a height of 30 feet and is limited to 2 stories • May not exceed a gross floor area of 850 total sf or 550 sf on the second story, if any.
Townhouses	3,600 sf per Townhouse		20 ft	2 / DU	Yards: A townhouse lot must include a private yard that complies with the zoning district open space requirement.
Accessory Apartment (SF districts only)	N/A	N/A	N/A	1 Space	One accessory apartment is permitted by right in single-family districts provided it meets the requirements of Austin City Code Chapter 25-2-901
Secondary Apartment	N/A	N/A	N/A	2 Spaces	<p>A secondary apartment <u>special use</u> is permitted in the zoning districts found within the Colony Park site and surrounding Study Area.</p> <ul style="list-style-type: none"> • SF-2 • SF-3 • MF-2 • MF-3 <p>A secondary apartment must be contained in a structure other than the principal structure; must be located at least 15 feet to the rear of the principal structure or above a detached garage, may not have an entrance, may not exceed a height of 30 feet, and is limited to two stories, and may not exceed a gross floor area of 850 total square feet or 550 square feet on the second story, if any.</p>

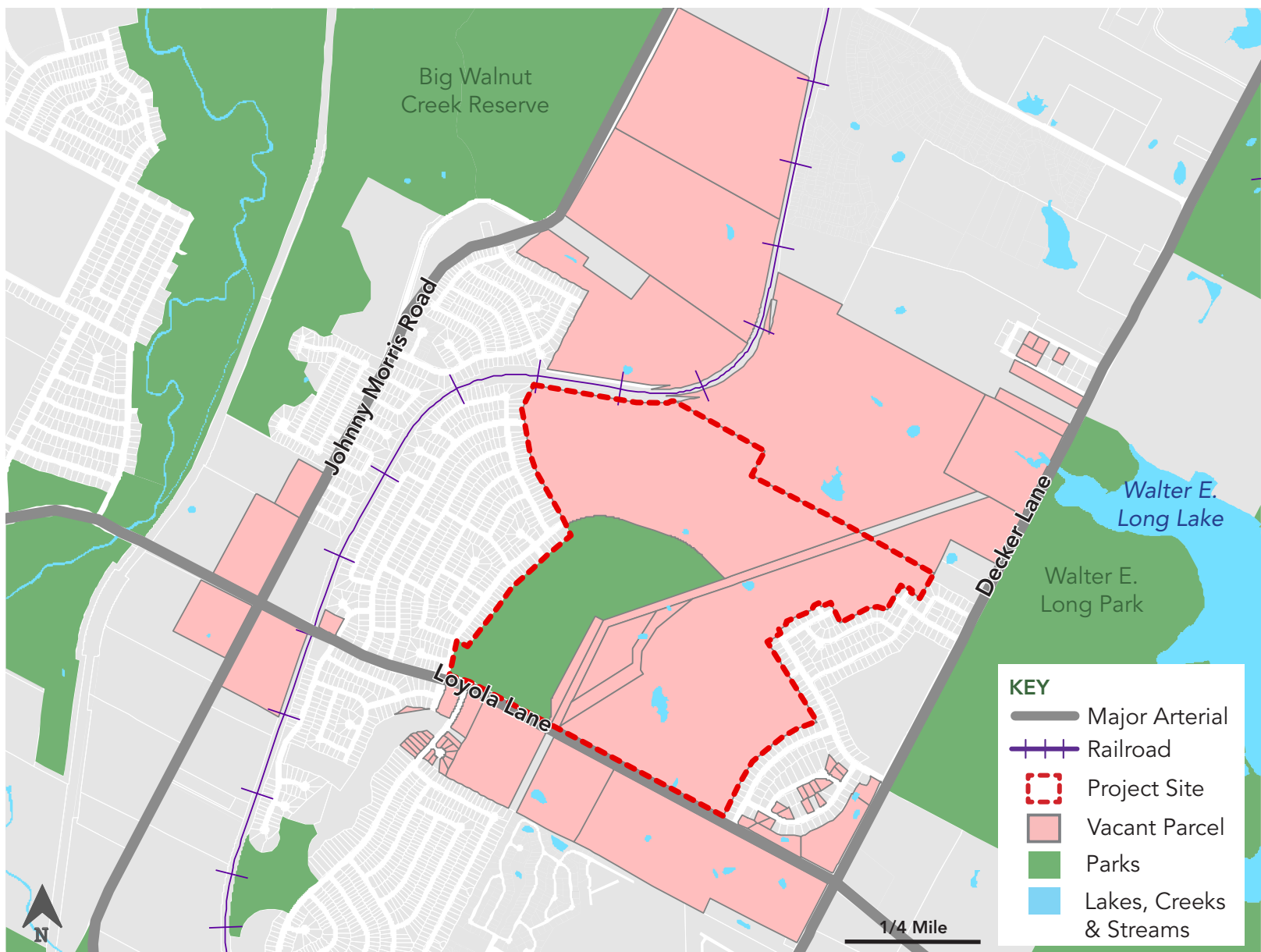
Use	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard Setback	Additional Requirements
Corner Store	35 ft	5,750 sf	50 ft	5 feet; Max:15 feet	<p>Location: Must be located at a street intersection and may not be located within 600 feet of another corner store.</p> <p>A corner store <u>special use</u> is permitted in zoning districts found within the Colony Park site and surrounding Study Area. Uses are limited to art sales, consumer repair services, food sales, general retail sales, personal services, restaurants, and one dwelling unit per structure.</p> <ul style="list-style-type: none"> • SF-3 • MF-2 • MF-3 <p>A corner store may not include a drive through facility.</p> <p>A corner store may not be open to the public between the hours of 11:00 p.m. and 6:00 a.m. Exterior lighting must be hooded or shielded and may not exceed 0.4 foot candles across the source property line.</p>

Requirements for Certain Uses



Common Ownership

The map above provides information about large land holders in and near the Project Site. This information is based on City of Austin Geographic Information Systems (GIS). The map is intentionally focused on the Project Site (rather than the larger Study Area) to assess opportunities and constraints for development of vacant land.



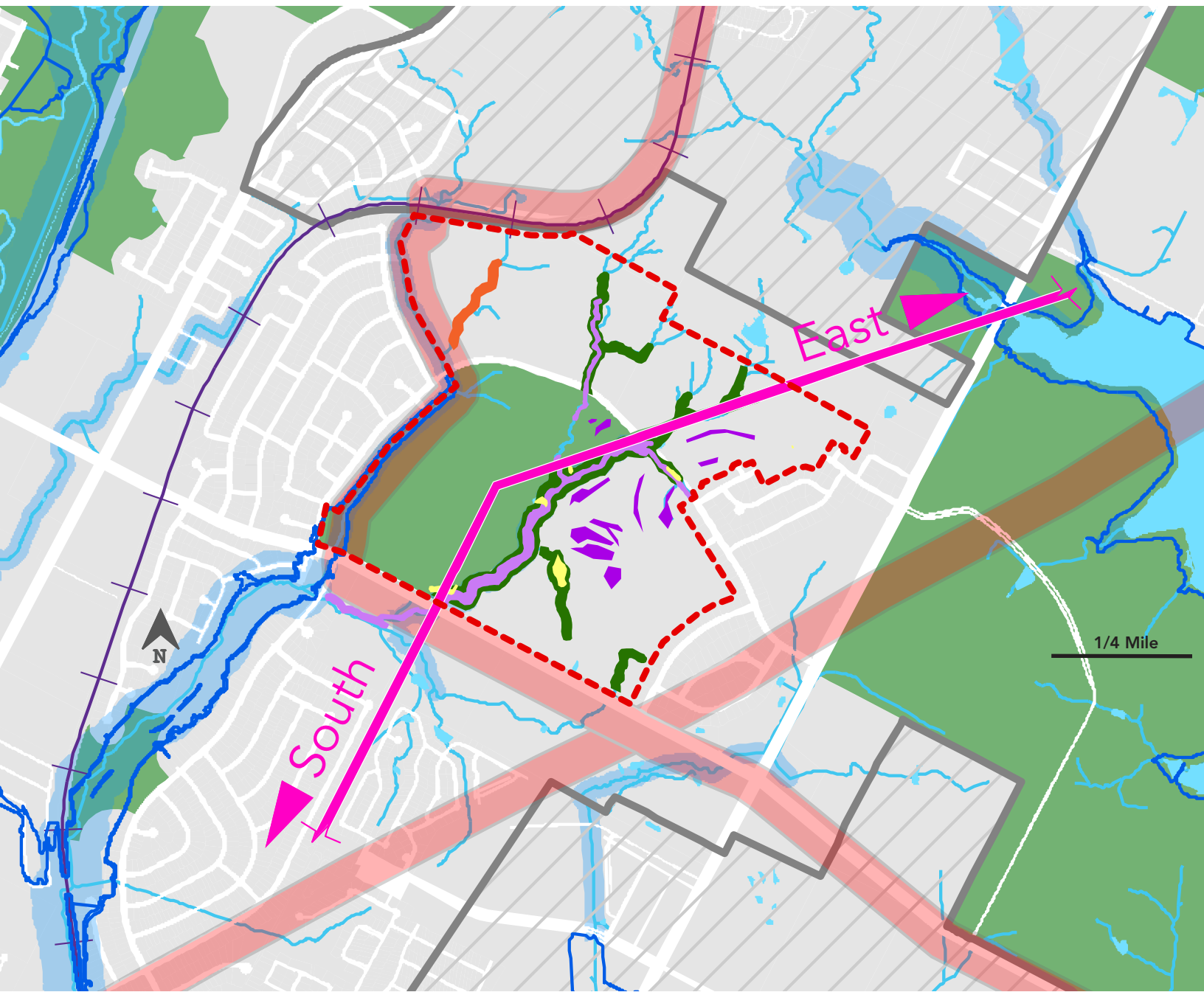
Vacant Parcels

Date Created: November 14, 2013

Source: Travis County Appraisal District (TCAD), April 2013.

Vacant Parcels

The map above is based on field visits and aerial photography and is intended to capture vacant parcels within and surrounding the Project Site.



Project Site Constraints

Date Created: October 3, 2013

Source: City of Austin Watershed Protection Department

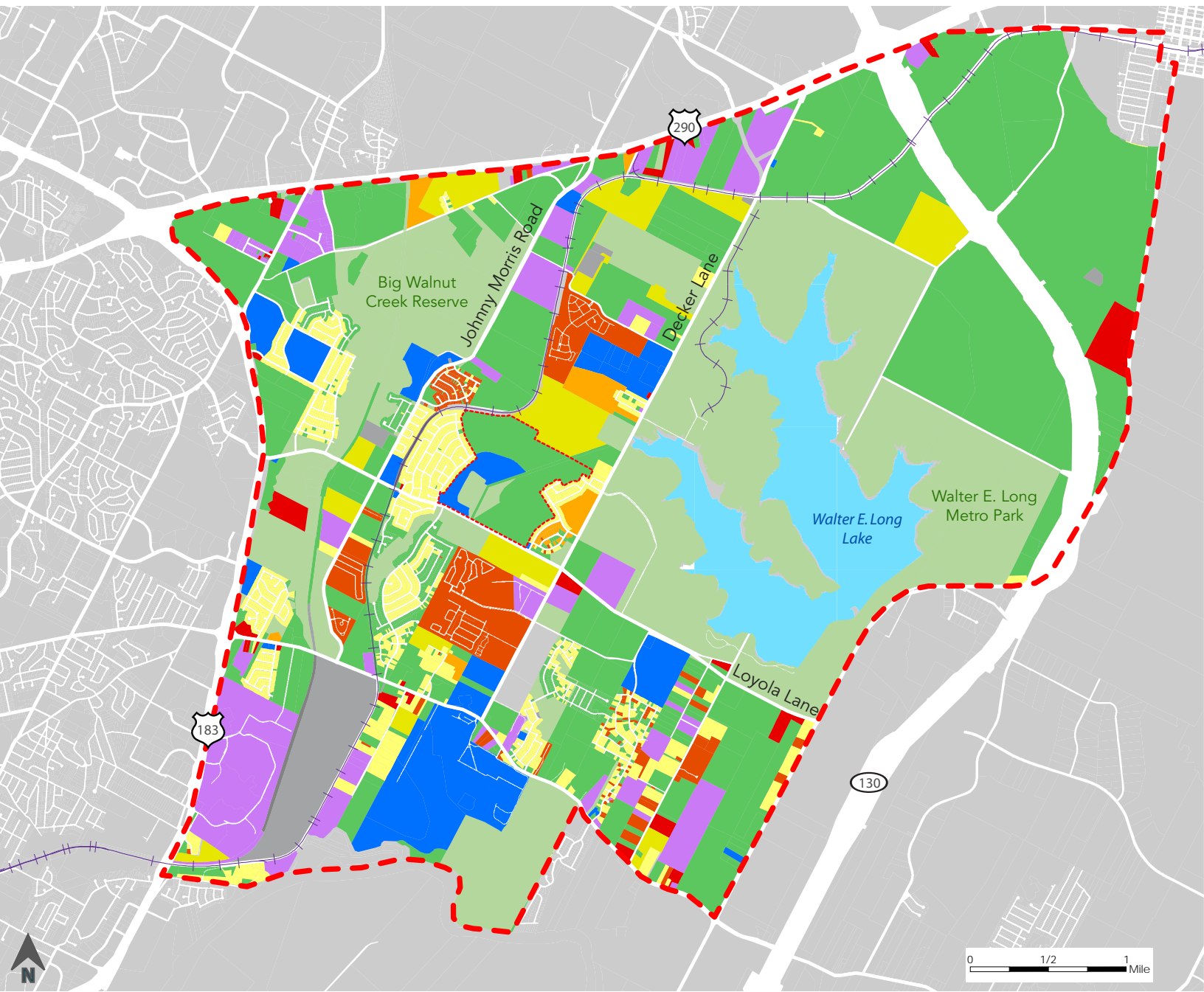
KEY

- Railroad
- Creek
- Transmission Lines
- Study Area
- Project Site
- Hazardous Pipeline
- Flood Zone
- Water Quality Creek Buffer

- Hillslope Erosion Zone
- Erosion Hazard Areas
- Wetland
- Wetland Buffer
- Additional Riparian Buffer
- County
- Lakes and Streams
- Parks

Constraints

Understanding the site's physical constraints is an important element of existing conditions. The map above demonstrates both natural and manmade constraints that must be taken into consideration in the master plan.



Study Area Land Use

Date Created: October 3, 2013

Source: City of Austin GIS Datasets. ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa_gis.html.

KEY

—+—+—+— Railroad

Study Area

Project Site

Single Family

Large Lot Single Family

Multifamily

Mobile Homes

Commercial

Civic

Industrial

Open Space

Transportation

Utilities

Undeveloped


Land Use

There are eleven different land uses in the Study Area, based on City of Austin GIS and they represent every type of land use category.

Transect Map

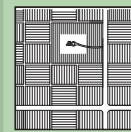
One way to evaluate and map the Study Area is to think of it in terms of a rural-to-urban transect. This allows for a categorization of the urban environment, originally created by the firm, Duany Plater-Zyberk & Company, into zones. Here six zones are used to better understand the elements of the urban environment. Understanding the existing transect condition will help to formulate recommendations in the plan based on each zone.

KEY

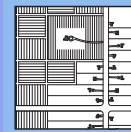
-  Major Arterial
-  Railroad
-  Project Site
-  Lake, Pond or Creek
-  Civic Building
-  Other Buildings



T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.



T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. These lands are often held speculatively near the encroaching edge of Conventional Suburban Development.



S-3 Rural Subdivisions consist of single-family detached houses located on 1/2 acre lots or larger. Setbacks are relatively deep and the infrastructure is sporadic.



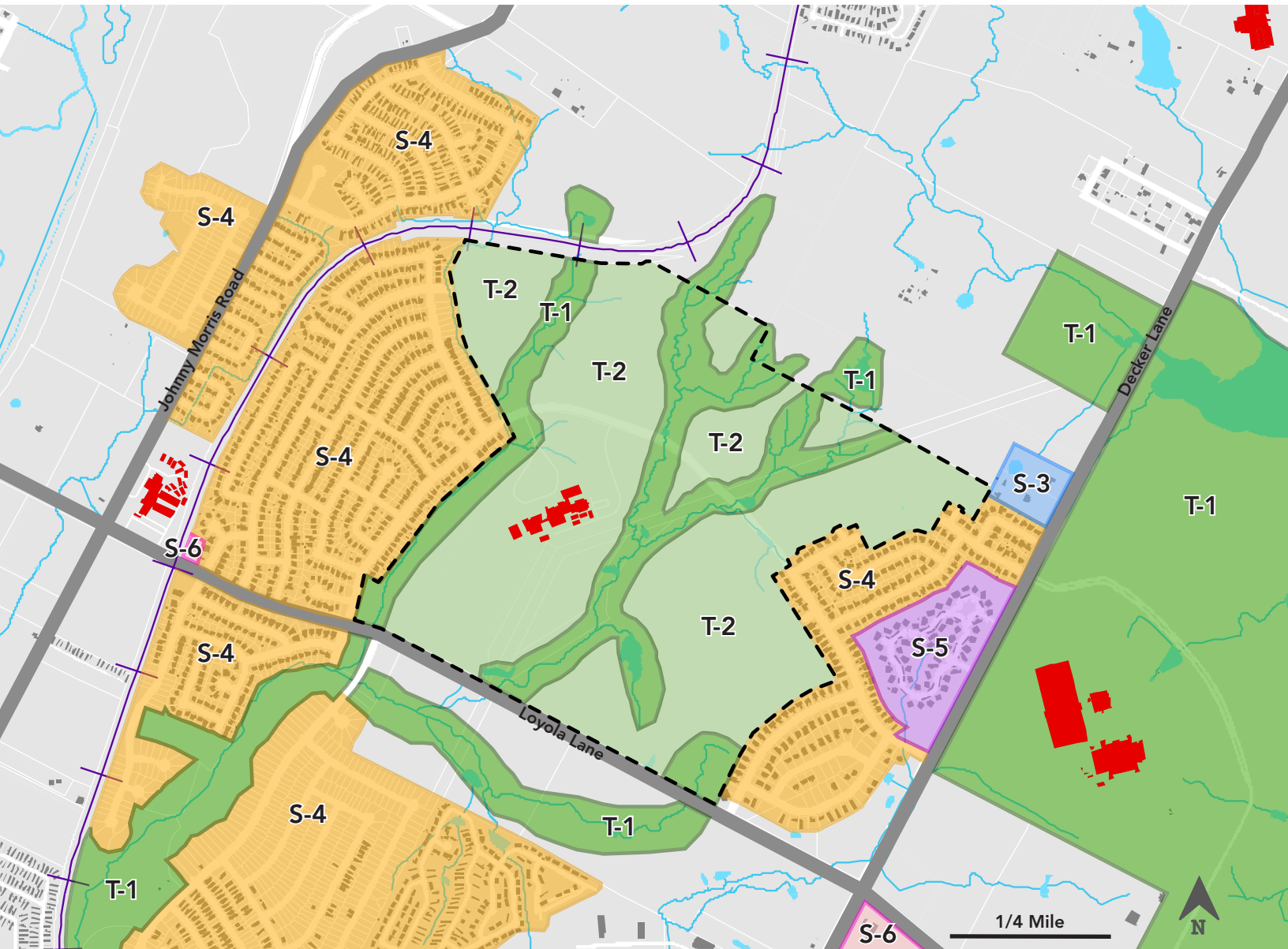
S-4 Single Family Subdivisions consist predominantly of single-family detached housing pods on small, medium or large lots, segregated by market segment. Medium front Setbacks yield front lawns and relatively large backyard.



S-5 Multifamily Subdivisions consist of attached and detached multi-family housing. Townhouses without towns, or auto-dependent apartment or condo clusters.



S-6 Shopping Centers consist of large retail stores, offering wide choices of goods and services. Includes strip retail, big box retail and fast-food and/or gas station outparcels.



Transect Zones
Date Created: October 3, 2013
Source: Farr Associates



Health and Happiness

Community Satisfaction

Seven Factors for Community Satisfaction:

A good place to raise children;

A good place to meet people and make friends;

A place with physical beauty;

Good schools;

Parks and open space;

A safe place;

A good place for entrepreneurs and new businesses.

The field of urban planning is just beginning to incorporate happiness as a key component. This section reviews current practices as a means of incorporating them into the Colony Park Sustainable Community Initiative. For example, Richard Florida's recent book, "Who's Your City?" identified seven factors critical to community satisfaction:

- A good place to raise children;
- A good place to meet people and make friends;
- A place with physical beauty;
- Good schools;
- Parks and open space;
- A safe place;
- A good place for entrepreneurs and new businesses.

These factors are hardly controversial as they reflect desires or aspirations shared by most people. The difficult task is to 1) find ways to measure and quantify these factors, and 2) find ways to construct places that support these factors. Beyond filling the pages of books like Florida's, the practice of urban planning has recently begun to give attention to the relatedness of the built environment and health. The notion of health is rooted in well being and happiness is one part of well-being. The evidence is clear that the way in which we build our neighborhoods and cities has tangible impacts on well being and the time is now to integrate both health and happiness into planning efforts. International examples are leading the way.

For example, the nation of Bhutan monitors Gross National Happiness (GNH) as a more important measure for their citizens than Gross National Product. The shift is from an emphasis on production and consumption to an emphasis on well being and happiness. This is especially notable in a developing country. The GNH measures 33 indicators across 9 domains (psychological well-being; health; education; culture; time use; good governance; community vitality; ecological diversity and resilience; and living standard). Similarly, Enrique Penalosa, the recent mayor of Bogota, Columbia, focused his time as mayor on planning for happiness. He recognized that if economic indicators were the only measure of success that his city and his country could never get ahead. His efforts focused on democratizing public space and public transportation. Many of his initiatives have been replicated across the globe. Examples also exist in the U.S. including the San Francisco Department of Public Health's "Healthy Development Measurement Tool" that evaluates land use planning and urban development proposals for their projected impacts on health and well being. For the Colony Park Sustainable Community Initiative, the process will continue to find ways to measure health and happiness and incorporate these measures into the plan.



Sustainable Neighborhood Diagram

© FARR ASSOCIATES

Sustainable Neighborhood

The sustainable neighborhood diagram above offers five distinct elements that improve the health and happiness of a community: (1) the neighborhood is a building block of a transit corridor; (2) a high intensity transit mode (Bus Rapid Transit (BRT), trolley, light rail); (3) it is fitted out with high-performance infrastructure: district power, dim-

mable streetlights, and a share car per block; (4) the mix and density support car-free housing and a third place; and (5) habitat and infrastructure greenways give the neighborhood distinct edges.

Area: Preferably 160 acres, Min. 40, Max. 200

Population: To support critical mass of walk-to destinations

Health Facts

East Austin is home to a disproportionate amount of the city's disparities in health. A health disparity is described as, "a particular type of health difference that is closely linked with social, economic, and/or environmental disadvantage(s)". The Austin/Travis County Health and Human Services Department began to more thoroughly document health disparities with their Critical Health Indicators Report published in 2012. The zip codes 78724, which is within the project boundary, ranks among the highest consistently in the leading causes of mortality in Travis County. The report details these disparities by category. Due to their relevance to the Colony Park project, mortality and obesity are cited as examples below:

Mortality among Travis County Residents

- Motor vehicle accidents were the leading cause of death for persons aged 15 to 24 in 2008.
- Death rates were higher for men than women for the 10 leading causes of death with the exception of stroke and Alzheimer's disease.
- The mortality rate from diabetes among Blacks and Hispanics was more than double the rate for Whites.
- HIV ranks eighth among the leading causes of death for Blacks. For Hispanics and Whites, HIV is not one of the top 10 leading causes of death.
- Most suicides were committed among Whites and most frequently committed among males.
- Males typically have higher cancer mortality rates than females, after adjusting for age.
- Blacks have higher age-adjusted cancer mortality rates than Whites, while Hispanics have the lowest cancer mortality rates.

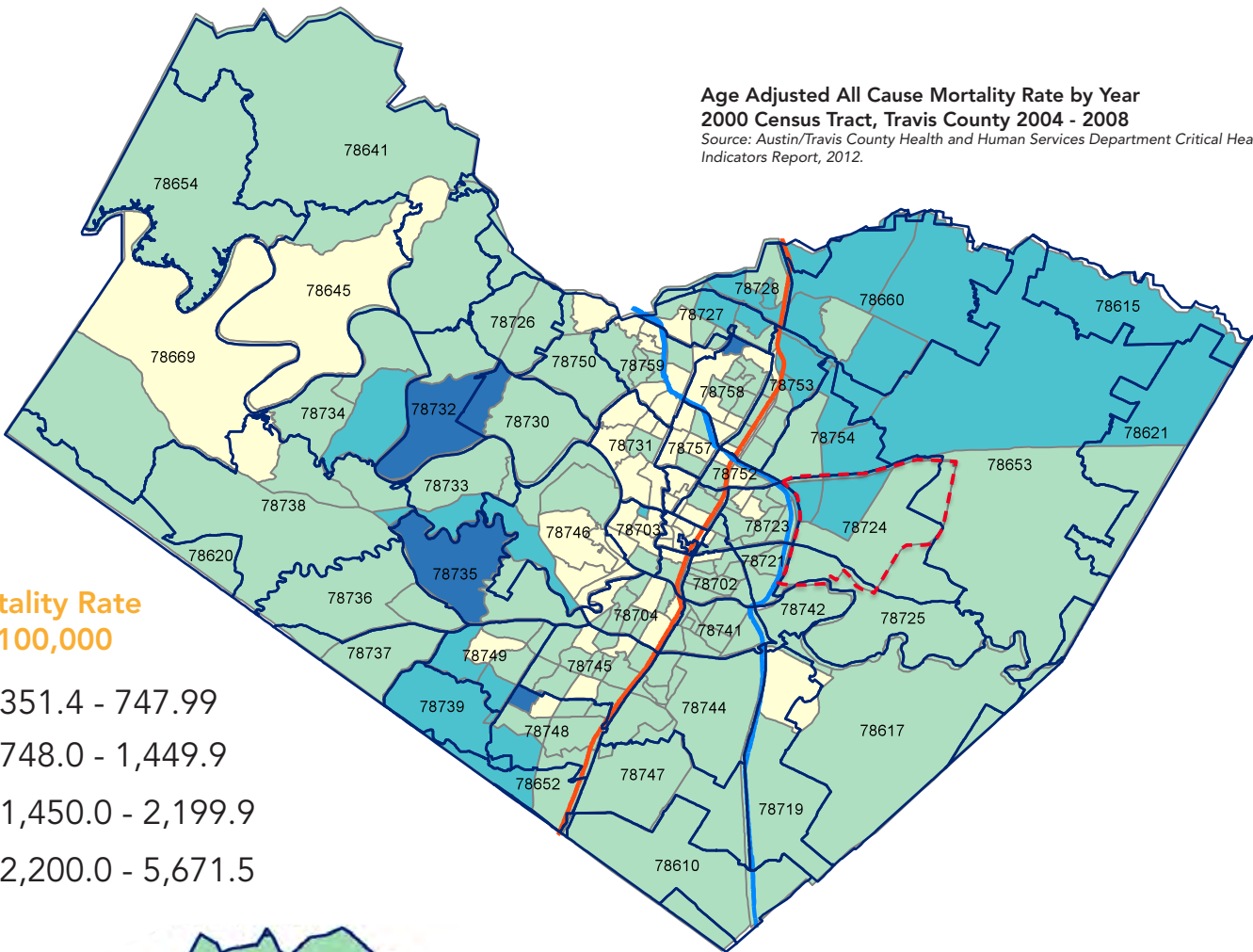
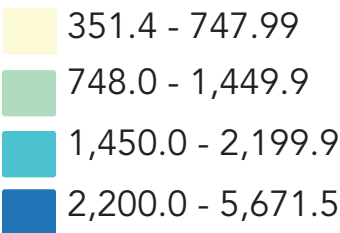
Obesity among Travis County Residents

- Blacks and Hispanics are at higher risk of being overweight and being diagnosed as clinically obese, than Whites.
- Adults with lower education and lower income are more likely to be overweight or obese.
- The lack of any kind of health care coverage is associated with a higher prevalence of obesity and being overweight in the county.
- Adults who report being diagnosed with chronic conditions such as asthma, diabetes, and heart disease have higher prevalence of obesity and being overweight than those without these co-morbid conditions.

The study area has a higher mortality rate than most of Travis County and one of the highest rates of diabetes-related mortality rates.

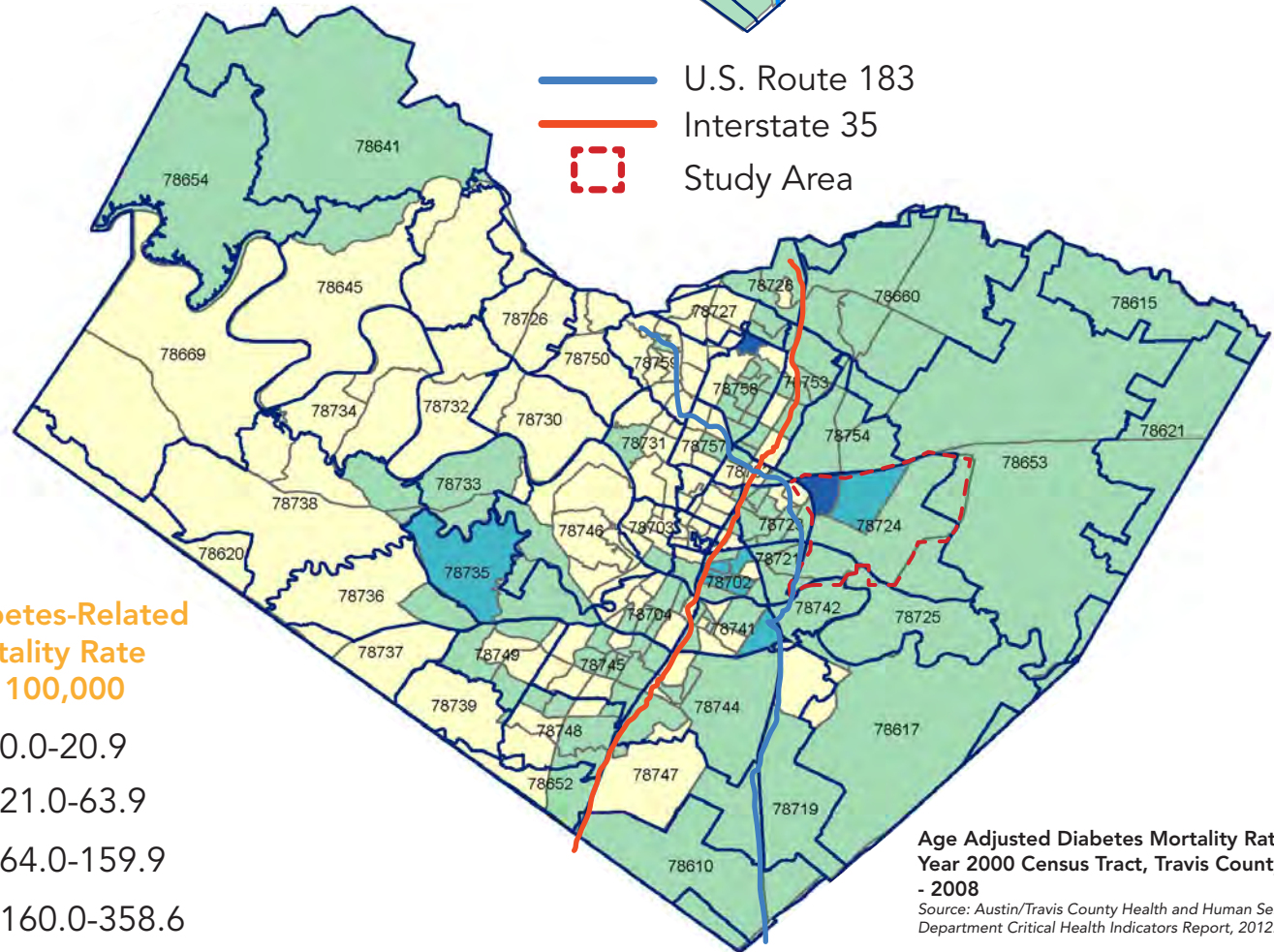
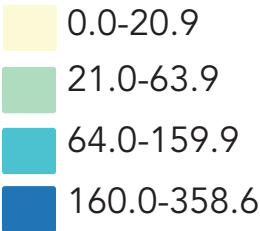
**Age Adjusted All Cause Mortality Rate by Year
2000 Census Tract, Travis County 2004 - 2008**
Source: Austin/Travis County Health and Human Services Department Critical Health Indicators Report, 2012.

**Mortality Rate
per 100,000**



— U.S. Route 183
— Interstate 35
Study Area

**Diabetes-Related
Mortality Rate
per 100,000**



**Age Adjusted Diabetes Mortality Rate by
Year 2000 Census Tract, Travis County 2004
- 2008**
Source: Austin/Travis County Health and Human Services
Department Critical Health Indicators Report, 2012.

In 2011, The Austin/Travis County Health and Human Services Department led a cooperative effort to conduct its first-ever comprehensive community health planning project to address health disparities and other health issues facing the community. This resulted in a Community Health Assessment (CHA) and Community Health Improvement Plan (CHIP) for the Austin/Travis County area. The process involved extensive community engagement. A few themes from the report are listed below due to their relevance to the Colony Park Sustainable Community Initiative. These themes arose from both quantitative research and extensive focus group and individual interviews.

Social and Physical Environment – What is the Austin/Travis County community like?

The wide variations in demographic characteristics of Austin/Travis County result in geographic disparities across the region where residents lack access to services and resources.

- The east-west divide (physically defined by I-35), as well as differences between urban and rural communities were prominent themes across interviews and focus groups.
- Participants described Travis County as a largely car-dependent region, not supporting other modes of transportation, such as walking or biking. The lack of a robust public transportation system was noted as a challenge to conducting everyday activities.
- Residents described struggling to pay high rent prices and an increasing demand for affordable housing resulting in long waiting lists to access Section 8 housing. Quantitative data confirm an increase in both housing (31.1%) and renting costs (22%) in Austin between 2000 and 2009, which were similar to or less than increases seen statewide.
- The existence of food deserts was a prominent theme through key informant interviews. In 2006, 8.7% of Travis County's low-income population did not live within one mile of a grocery store. Healthy food that is available was described by residents as unaffordable.
- Despite a higher rate of recreational facilities in Travis County (11.1 facilities per 100,000 population) than in Texas as a whole (7.2 facilities per 100,000 population), unequal geographic and financial access to green space and recreational facilities was a concern among participants.

Community's Vision and Identified Opportunities

When focus group respondents and interviewees were asked about their visions and hopes for the future 3-5 years from now, the overarching themes that emerged from these conversations included focusing on prevention, ensuring affordable and accessible health care, improving the built environment, and engaging in policy change and strategic city planning.

- Participants envisioned an integrated and holistic health care delivery system that focuses on prevention rather than treatment. A continuum of coordinated care was also considered critical.
- Ensuring equitable access to health care was also identified as a priority for achieving a healthy community; this included patient centered medical homes and culturally and linguistically appropriate services.
- Participants noted many opportunities to improve the built environment so that it supports a healthy and physically active community.
- Engaging in policy change and "strategic" city planning was also viewed as a viable option for creating a healthier community.

Key Themes and Suggestions

Through a review of the secondary social, economic, and epidemiological data in the region as well as discussions with community residents and leaders, this assessment report provides an overview of the social and economic environment of Austin/Travis County, the health conditions and behaviors that most affect the population, and the perceptions on strengths and gaps in the current public health and health care environment. Several overarching themes emerged from this synthesis:

- There is wide variation within Travis County in population composition and socioeconomic levels. Lack of transportation services and living in a walkable community are two main concerns which have affected residents' perceived quality of life, stress level, and ease of accessing services.
- Latinos/Hispanics were identified as a vulnerable population in the community whose concerns stand to be exacerbated by the population growth in the region.
- Mental health was considered a growing, pressing concern by focus group and interview participants, and one in which the current services were considered inadequate to meet the current demand.
- As with the rest of the country and state, issues around physical activity, healthy eating, and obesity are issues for Travis County residents, especially as chronic conditions are the leading causes of morbidity and mortality.
- While strong health care services exist in the region, vulnerable populations such as the socially isolated elderly, non-English speaking residents, those living with disabilities, and the poor encounter continued difficulties in accessing primary care services.
- Residents viewed prevention as critical, but they emphasized that the health care system focused more on clinical care and disease management than prevention.
- Numerous services, resources, and organizations are currently working in Austin/Travis County to meet the population's health and social service needs.

The Community Health Improvement Plan (CHIP) Implementation Plan is based on four identified priorities supported by goals and specific indicators to measure progress. The Colony Park Sustainable Community Initiative can assist with some of these goals and objectives. For example, improving the built environment, improving mobility through transportation options, and improving access to food.

Crime

(from the Colony Park Complete Community Report)

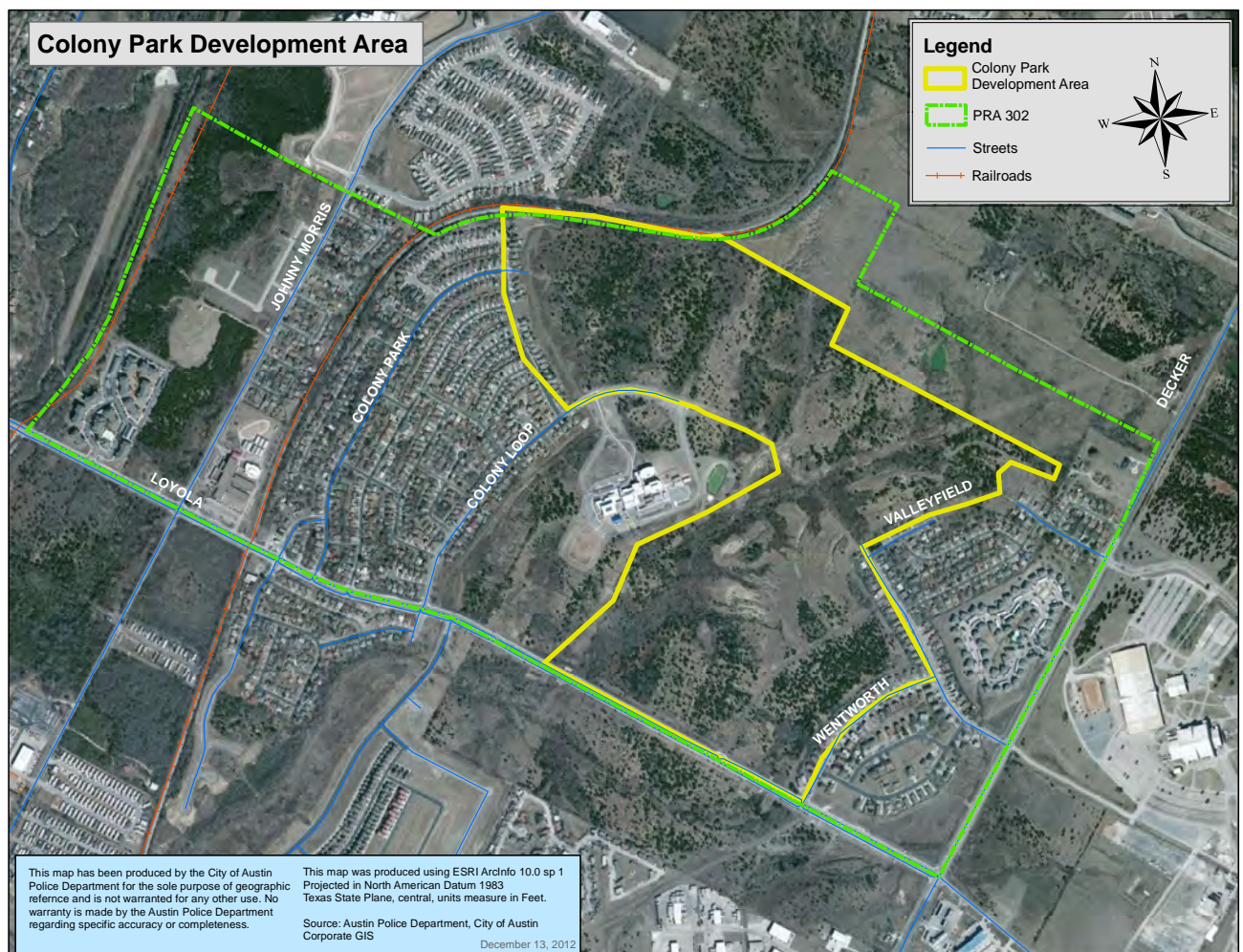
Crime statistics are provided by the Austin Police Department Records Management System at both the zip code level and the Precinct Reporting Area (PRA). Interviews with Austin PD officers indicated that crime that is not reported is due to issues such as apathy, fear of deportation, or because people feel no action will come of it. There is, however, no method of documenting unreported crimes.

PRA 302, which includes the Project Site and the adjacent neighborhoods of Colony Park and Lakeside (pictured in the map below) has seen a drop in violent crime since 2009, dropping from a high of 50 to 24 reported incidents in 2012. The vast majority of those crimes are aggravat-

ed-assault and family violence.

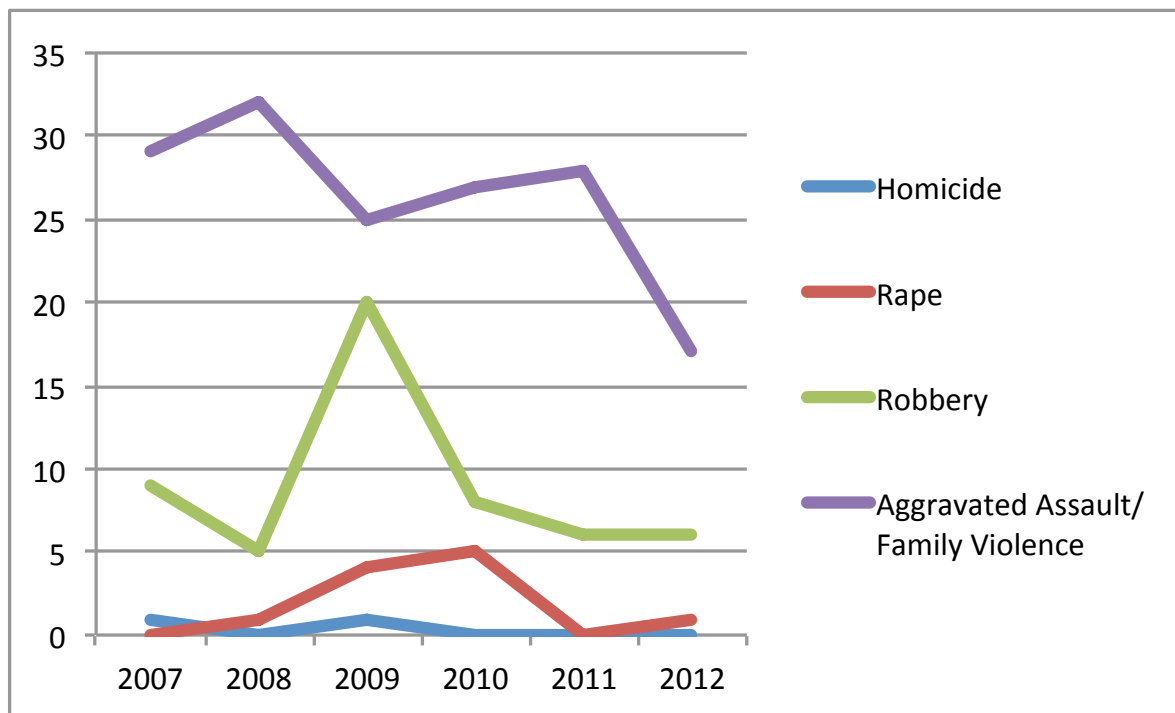
Indexed crimes are the eight crimes the FBI combines to produce its annual crime index. These offenses include willful homicide, forcible rape, robbery, burglary, aggravated assault, larceny over \$50, motor vehicle theft, and arson. Non-Index crimes consist of all other crimes.

In 2011 the 78724 zip code, which encompasses nearly the entire Project Area, had 595 indexed incidents of reported crime. Over 50% of those incidents were Theft, with Burglary making up another quarter of the incidents. There were 1,753 reported incidents on non-indexed crime, for a total of 2,348 reported incidents of crime. The zip code with the highest total, 78741 encompassing East Riverside and Montopolis, had 13,097 of reported incidents of crime.



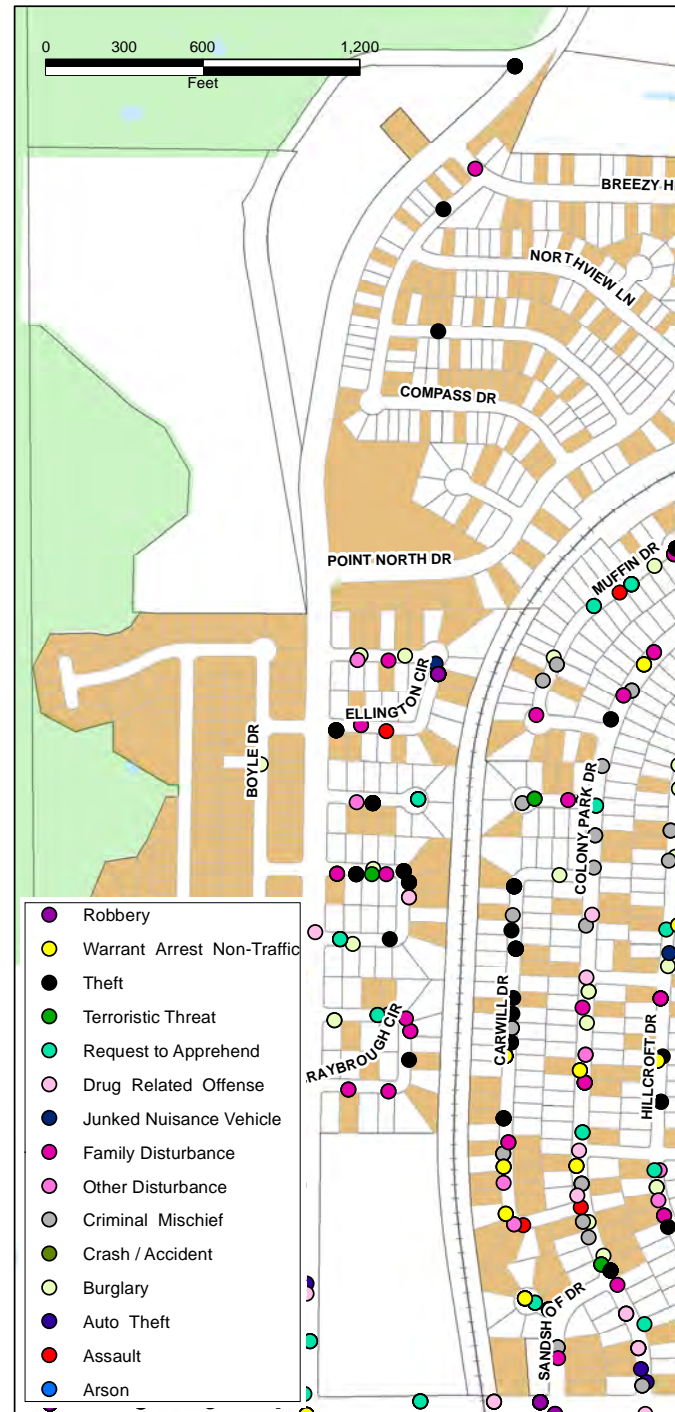
Reported Violent Crime for Precinct Reporting Area 302, 2007-2012

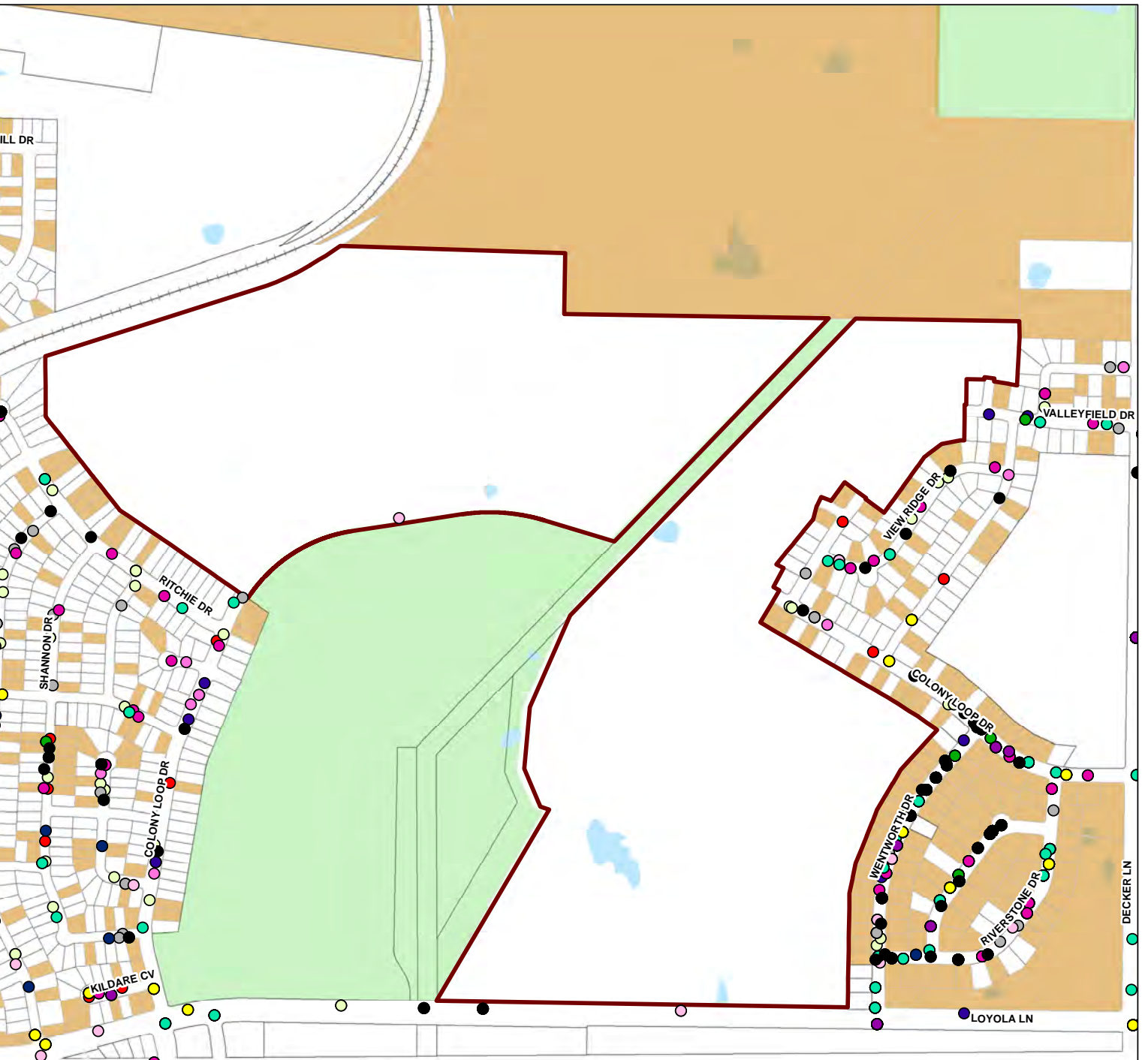
Year	Homicide	Rape	Robbery	Aggravated Assault - Family Violence
2012	0	1	6	17
2011	0	0	6	28
2010	0	5	8	27
2009	1	4	20	25
2008	0	1	5	32
2007	1	0	9	29
Grand Total by type of Crime	2	11	54	158



Source: Austin Police Department

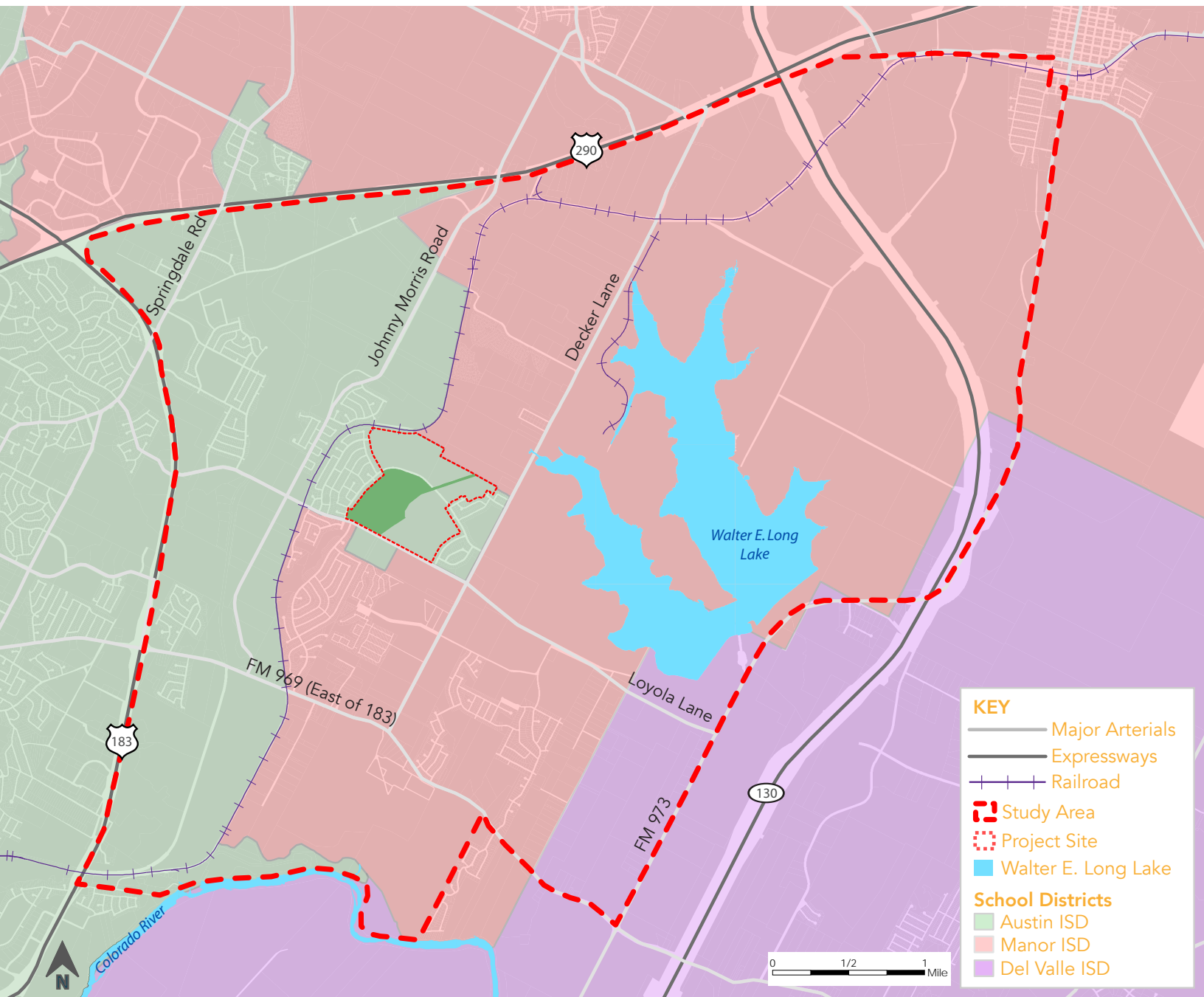
Crime, both real and perceived, is an issue for the neighborhoods surrounding the project site. The map to the right was created using krimelabb (www.krimelabb.com) a free, online mapping tool based on Austin Police Department data. The chart below details the most current crime data obtained by the Austin Police Department.





Non-Owner Occupied Housing (TCAD 2013)

krime**labb**
Austin Citywide Crime Data
 Crime Data Provided by Jack Darby krimelabb.com
 Data accessed February 18, 2014



Study Area School Districts

Date Created: October 3, 2013

Source: City of Austin GIS Datasets. ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa_gis.html.

School Districts

The map above shows the three independent school districts that fall within the study: Austin, Manor and Del Valle. The project site is located within the Austin ISD.

Equity and Local Economy

The appendix provides two documents to assist in better understanding market demand for future development. The first is the Colony Park Market Assessment and Analysis and the second is a set of Precedent Development Case Studies. The focus of this section is to better understand equity and economy in terms of affordability for residents of the Colony Park area. For example, if residents are paying more in transportation costs because of a lack of adequate infrastructure and modal choice or paying more in utility bills because their homes are inefficient, these can be issues that affect both the local economy and equity.

For example, the chart below compares the Colony Park area to Mueller, Austin, Texas, and the U.S. Colony Park is denser but does not benefit from robust transit, contributing to increased expenditures for transportation. One less car per household at Colony Park could mean an average savings of 10-15% for households making 80% of Median Family Income.

H+T Affordability Index

Housing is considered affordable if it costs less than 30% of a household’s budget. The Center for Neighborhood Technology has developed the H+T Affordability Index to account for the two largest household expenditures: housing and transportation. The Index maps housing expenditures as above or below the 30% threshold. It also maps a combined expenditure on housing and transportation as above or below a 45% threshold. The following maps demonstrate the impact that transportation costs can have on affordability as residents pay more for transportation costs.

On the maps, yellow signifies “affordable,” and blue areas are “unaffordable.” The left side is based on housing costs alone. The right side changes the definition, by adding transportation costs to the index. The yellow area “shrinks up” and therefore less of the region is actually affordable for the target population. The second set of maps provides the same view for households earning 80% of Median Family Income.

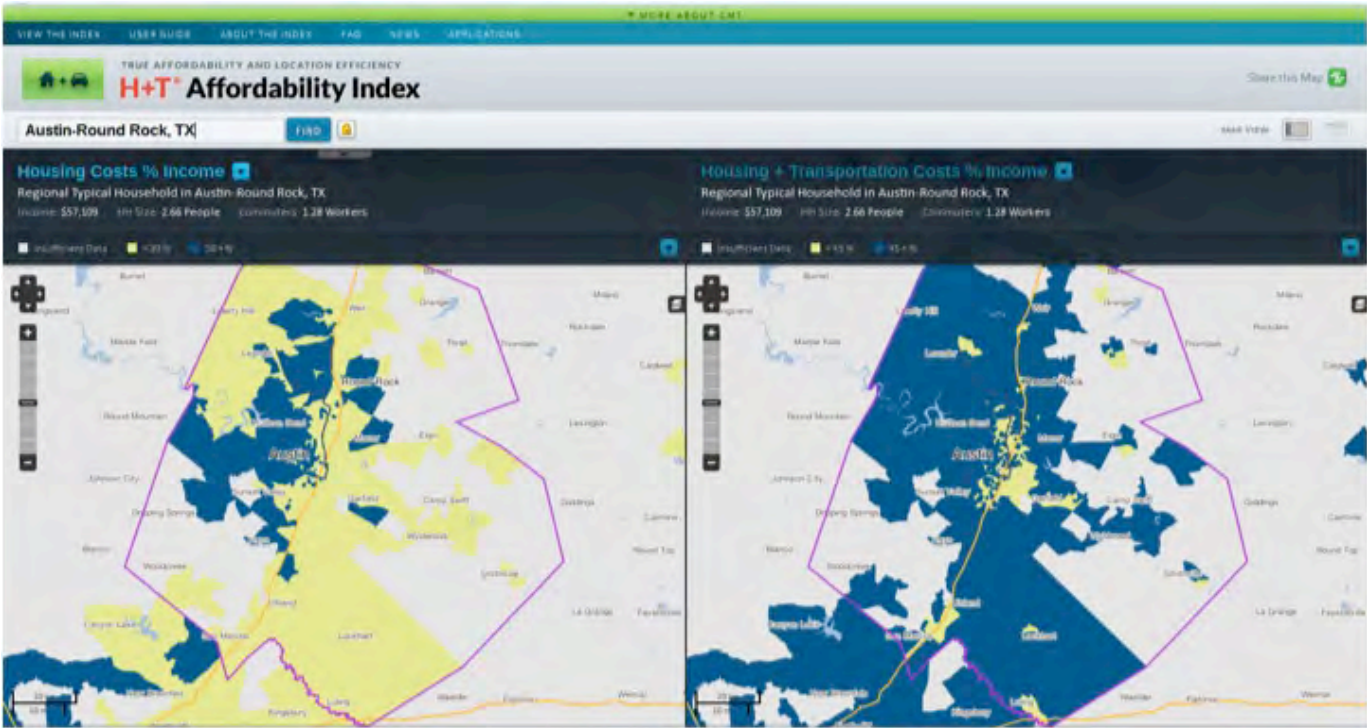
With an H=20.8 and H+T = 46.7, Colony Park looks affordable—but that’s for households earning the Median Family Income = \$57,109. For households earning 80% of MFI or \$45,687, H = 26, which seems affordable, until we add in T-costs, yielding H+T = 58.4%, respectively. There are fewer places that meet the affordability criterion using the standard index, on the left, than for median income households, and when T-costs are included, affordability virtually disappears.

Only 90 square kilometers or 35 square miles are reachable by scheduled transit within a 30 minute trip. This is less than a 4 mile radius and none of Austin’s major job centers are within this radius, contributing to the low 1.2% of workers in Colony Park riding transit to work, compared to the citywide average of 6.3% and the best score of 39.5%, respectively, which helps to explain some of the data and some of the opportunities.

	U.S. Metros	Texas Metros	City of Austin	Mueller*	Colony Park
Net Density (DU**/acre)	2.79	2.81	3.23	1.01	3.48
Autos/HH	1.65	1.63	1.76	1.9	1.89
VMT/HH	20,201	19,155	18,375	20,001	22,169
% Transit to Work	5	1.7	6.4	5.89	1.29
HH Transportation Costs	\$14,442	\$14,110	\$13,400	\$14,490	\$14,051
Median HH Income	\$51,425	\$48,199	\$57,251	\$54,821	\$33,668
HH T-Cost Index	28.1	29.3	23.5	25.4	32.4

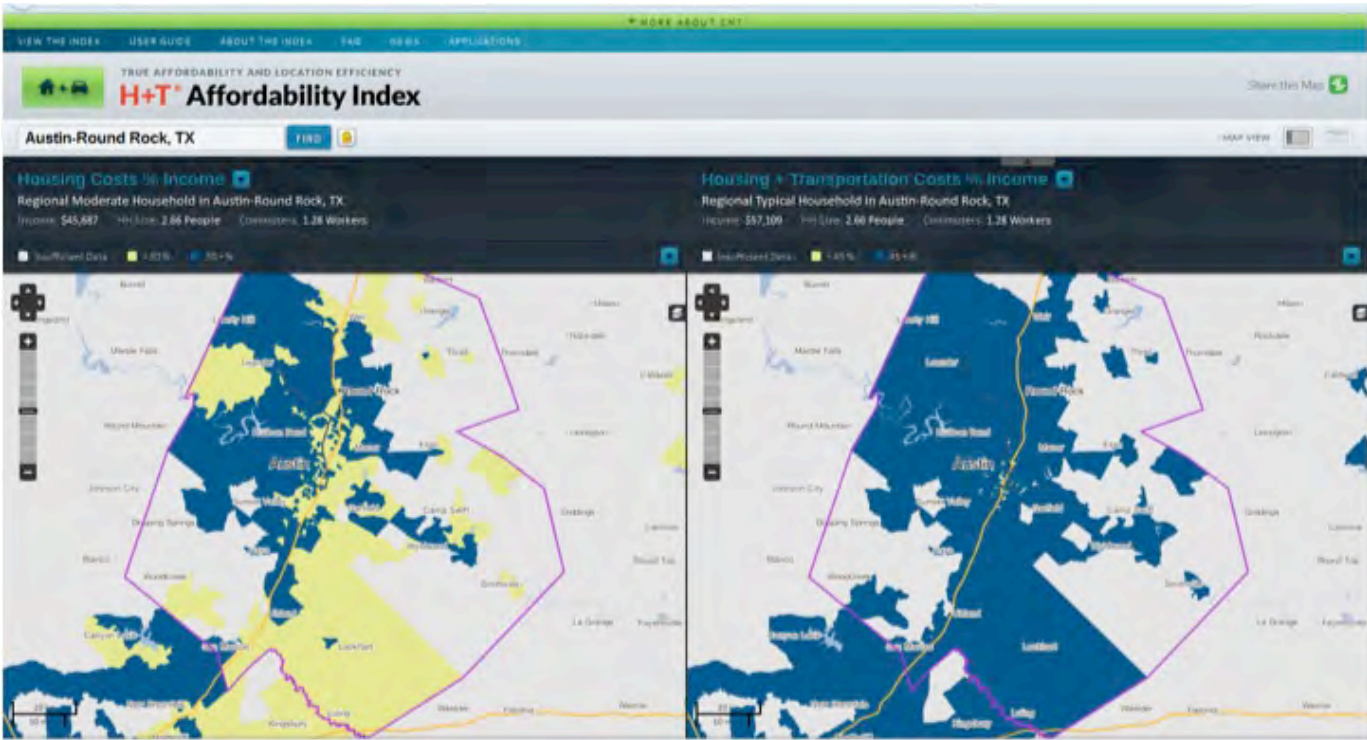
Density Comparisons
* Population density numbers for Mueller include areas that are yet to be developed and those that are only commercial or institutional in use.
**DU = Dwelling Unit

H + T Affordability Index for Austin (MFI)

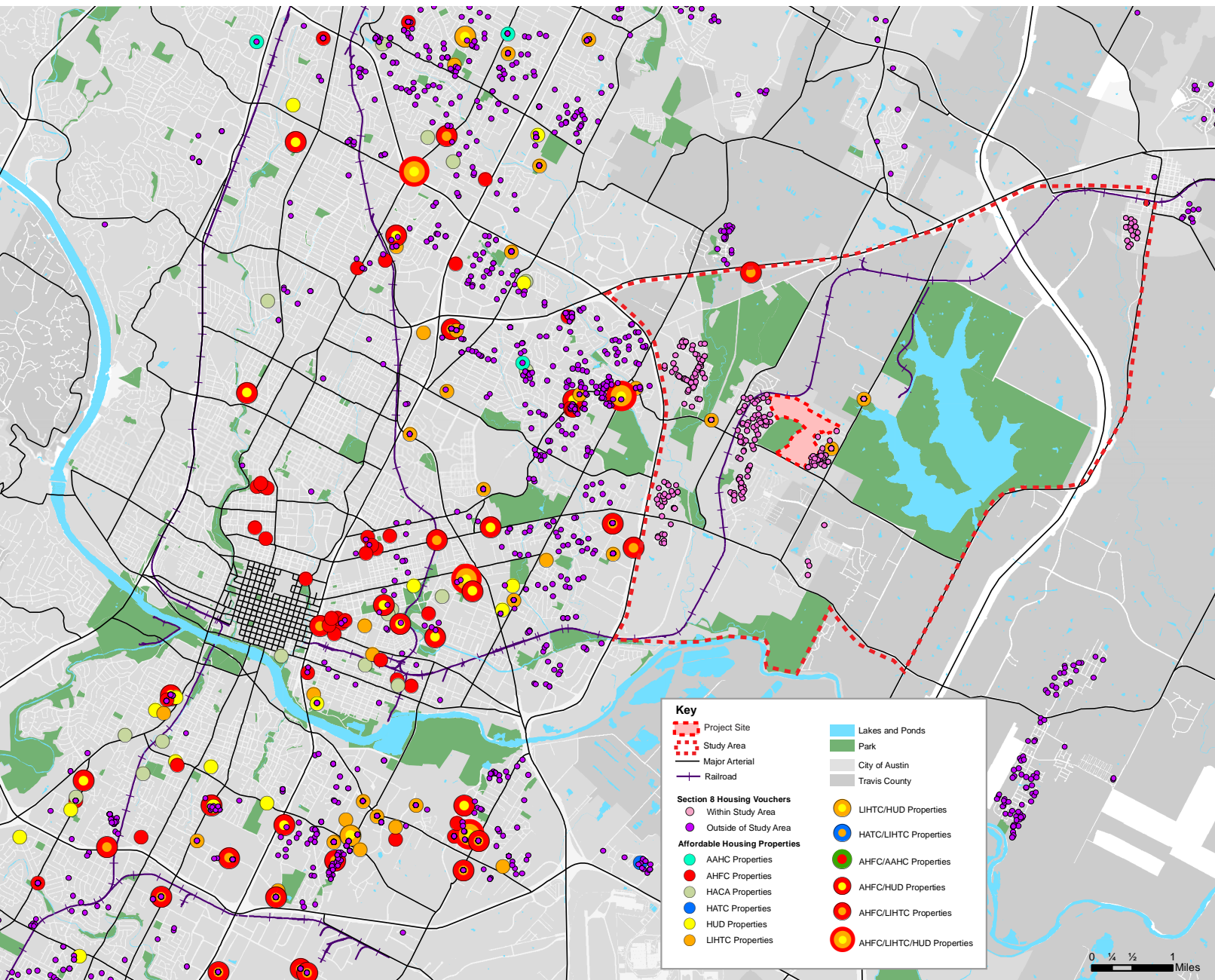


Date Created: December 2, 2013
Source: H+T Affordability Index website. <http://htaindex.cnt.org>

H + T Affordability Index for Austin (80% of MFI)



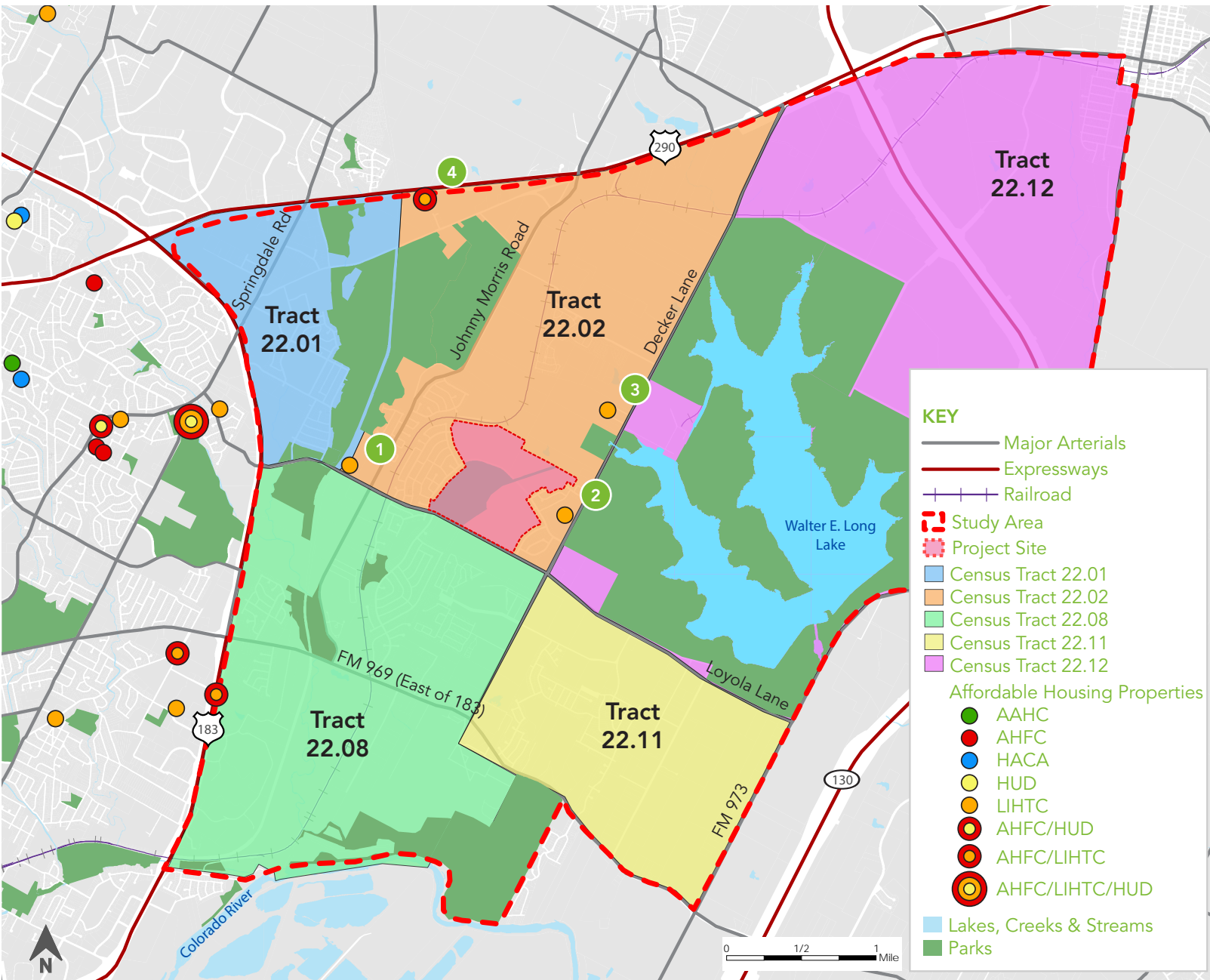
Date Created: December 2, 2013
Source: H+T Affordability Index website. <http://htaindex.cnt.org>



Context Area Affordable Housing Properties

Date Created: March 24, 2014

Source: City of Austin Neighborhood Housing and Community Development.



- 1 Park Place at Loyola**
 Address: 6200 Loyola Lane
 Supporting Program: LIHTC
 Number of Units: 252
- 2 Gardens of Decker Lake**
 Address: 7000 Decker Lane
 Supporting Program: LIHTC
 Number of Units: 200
- 3 Eagle's Landing Apartments**
 Address: 8000 Decker Lane
 Supporting Program: LIHTC
 Number of Units: 240
- 4 Rosemont at Hidden Creek**
 Address: 9345 E HWY 290
 Supporting Program: AHFC/LIHTC
 Number of Units: 250

Study Area Affordable Housing Properties

Date Created: March 24, 2014

Source: Source: City of Austin Neighborhood Housing and Community Development.

Housing Types

Housing will be a key component of the Colony Park master plan. The plan will identify where housing should go, what types are appropriate, and how much the market can support. In the existing Colony Park area (immediately adjacent to the Project Site), six housing types have been identified and detailed here. The photos provide examples from the neighborhood and are arranged from least cost to most cost.



SINGLE WIDE (Least Cost)



DUPLEX

2



DOUBLE WIDE

3



QUAD

5



SINGLE FAMILY - SMALL LOT

6



SINGLE FAMILY - LARGE LOT (Most Cost)



Parks

(from the Colony Park Complete Community Report)

Compared to other parts of Austin, the Study Area has a notable amount of parkland and preserve lands/open space (5,898 acres or 9.23 square miles). However, it is important to note that the majority of the parks and open space in the Study Area is unimproved, including:

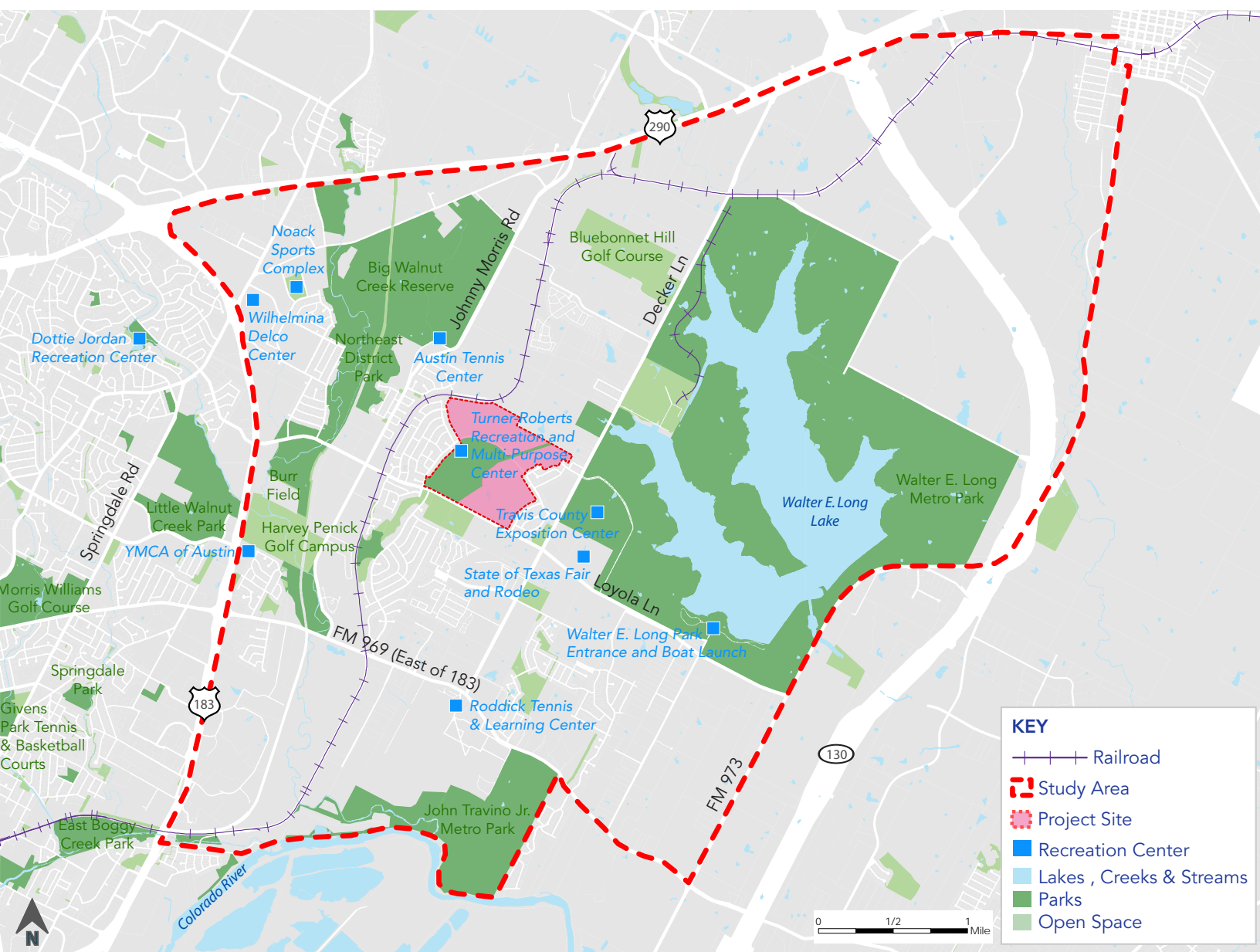
- 1,872.33 acres (2.92 square miles) surrounding and including Lake Walter E. Long Metro Park
- 1,499.91 acres of set aside lands (preserves and greenbelts)
- 330.22 acres of unimproved parkland at John Trevino Jr. Park at Morrison Ranch
- 212.40 acres at the Walnut Creek Sports Park

These high numbers do not reflect the amount of improved parkland readily accessible to the community. There are only two neighborhood parks with playgrounds that are in or adjacent to neighborhoods. They are Meadows at Trinity Crossing (16.36 acres) and Davis/White Northeast (29.12 acres). The remaining parkland is the currently undeveloped Colony District Park.

The Austin Parks and Recreation Department's (PARC) Long Range Plan (adopted 11/18/10) identified Parks Service Areas (Gap Analysis) Map (p. 173) and illustrated that the Study Area has numerous parks. The plan also notes that due to its low population density, the Study Area does not currently meet PARC's requirements for a demographic need for more parks. However, if the Study Area begins to develop in a more compact and connected fashion, the need for more programmed parks throughout the Study Area will likely increase.

Unlike other parts of Austin, the two AISD elementary schools in the Study Area are not currently joint use AISD/City of Austin facilities. In other parts of the city, neighbors can use school parks. However, in the Study Area residents can't, further reducing resident access to improved and programmed parkland. This is also the situation with the two Manor ISD elementary schools located in the Study Area. In addition, most of the improved and programmed parkland and recreation facilities in the area, such as the YMCA of Austin East Communities Branch, are only accessible by car for most area residents. The YMCA will be connected by trail to the Colony Park area in the spring with the opening of the South Walnut Creek Trail. *(Refer to the Bicycle Routes map in the Land Use and Mobility section of this report)*

The unimproved Colony District Park (which includes the Turner Roberts Recreation Center) could provide improved and programmed parkland for those current and future neighborhoods with access to Loyola Lane. In addition, the public process to plan the Project Site may identify additional types of parks and open space such as plazas, pocket parks, greens, or smaller, specialized park space on the site. This public planning process creates the possibility of generating more ideas for parks that could be implemented throughout the Study Area.



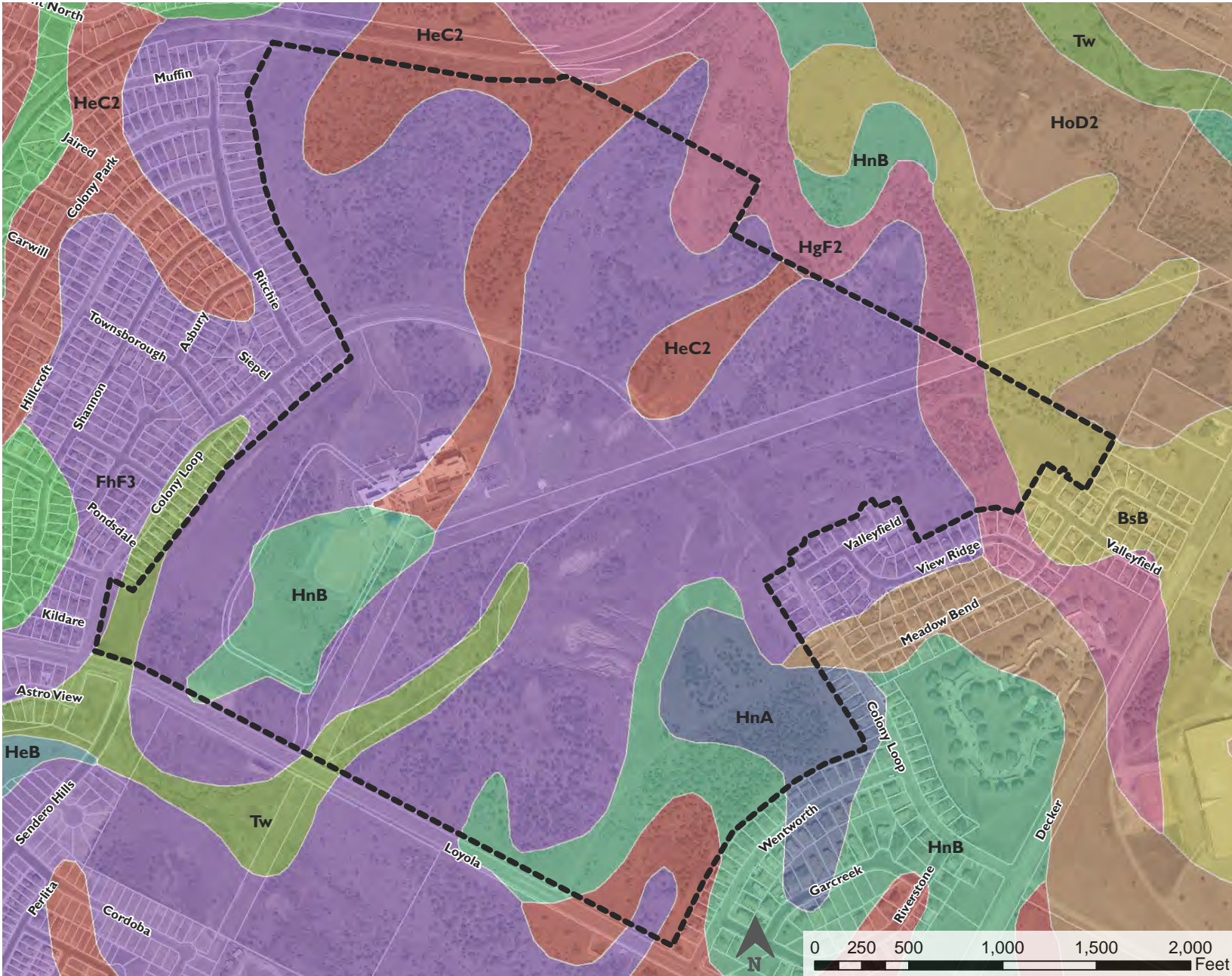
Parks and Recreational Facilities

Date Created: October 3, 2013

Source: City of Austin GIS Datasets. ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa_gis.html.

Park/Facility Type	Park/Facility Name	Acres
Metropolitan	Walter E. Long (includes lake)	1872.33
	John Trevino Jr. Park at Morrison Ranch	330.22
	Walnut Creek Sports	212.4
Greenways/Nature Preserves	Walnut Creek	803.15
	Decker Prairie Preserve	339.22
	Indiangrass Wildlife Sanctuary	281.04
	Big Walnut Creek Nature Preserve	46
	Colorado/Walnut	30.5
	Colony District 9 (includes Turner-Roberts Recreation Center and Overton Elementary School)	93
Neighborhood Park	Davis-White Northeast	29.12
	Meadows at Trinity Crossing	16.36
Total Acres		5898.52

Source: Colony Park Complete Community Report



Project Site Soil Types

Date Created: October 3, 2013

Source: City of Austin Watershed Protection Department

Project Site

Soil Type

 BsB	 HgF2
 FhF3	 HnA
 HeB	 HnB
 HeC2	 HoD2
 HeD2	 Tw

Soil Types

Ten soil types are present in the larger Study Area, six of which are present on the undeveloped land which will be the focus of the master plan. These six include:

FhF3: Ferris-Heiden- complex with an 8-20% slope and severely eroded

HeC2: Heiden- clay with 3-5% slope, eroded

HgF2: Heiden- gravelly clay with 8-20% slope, eroded

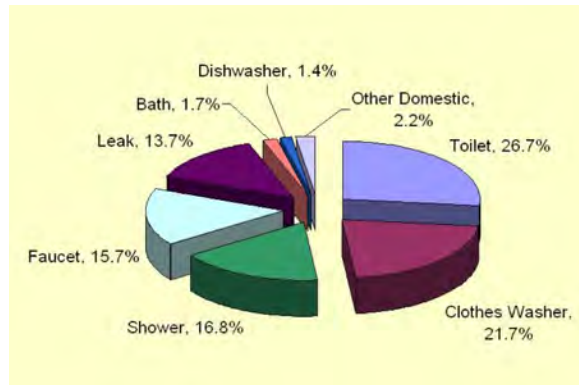
HnA: Houston Black clay, 0-1% slope and identified by NRCS as potential prime farmland soil

HnB: Houston Black clay, 1-3% slope and identified by NRCS as potential prime farmland soil

Tw: Tinn- 0-1% slope, frequently flooded



Sustainable Water



Indoor Per Capita Water Use Percentage
Source: Residential End Uses of Water, AWWARF, 1999

According to the 2008-2012 American Community Survey 5-year estimate, average household size of owner-occupied units in the 78724 zip code (Colony Park Study Area) is 3.61; for renter-occupied units 3.76. (1)

Average income is \$40,965.20 (based on census tracts 22.01, 22.02, 22.08, 22.11, 22.12). (2)

(1) <http://www.zip-codes.com/zip-code/78724/zip-code-78724-2000-census.asp>

(2) City of Austin, Sustainable Community Initiative Community Profile, City of Austin Neighborhood Housing and Community Development.

In preparation for the 2013-2014 budget, City of Austin published the projected rate and fee changes associated with the proposed increases in utility rates and fees.

	2013 Monthly Rate	2013 Proposed Rate	Monthly \$ Change	Assumption
Austin Energy	\$100.04	\$103.50	\$3.46	Residential customer usage of 1,000 Kwh
Austin Water Utility	\$83.24	\$88.30	\$5.06	Residential customer using 8,000 gallons of water and 4,700 gallons of wastewater
Austin Resource Recovery	\$19.75	\$19.75	\$0.00	Residential customer using 64-gallon cart
Clean Community/Transportation/Drainage Fees	\$22.15	\$23.85	\$1.70	Per single-family home/residence
Property Tax Bill	\$74.73	\$78.90	\$4.17	Median priced home of \$185,133
Total Monthly Rate	\$299.91	\$314.30	\$14.39	4.8%

Water Use

The City of Austin calculates total water usage for single- and multi-family residential units at 84 gallons per capita per day, based on FY 2012 actual data. In a study conducted by the American Water Works Association Research Foundation (now referred to as the Water Research Foundation [WRF]) it was determined that across all cohort cities, 42 percent of water was used indoors and 58 percent used outdoors. Based on the 84 gpcd estimate, baseline indoor/outdoor water use for Austin is 35.28 gpcd indoor use and 48.72 gpcd outdoor use.

Further extrapolation from the WRF study, combined with the Austin Water Utility per capita water use estimate, provides a basis to determine the distribution of indoor water uses for Austin single- and multi-family residences.

Austin Residential Per Capita Water Use

Toilet	9.42
Clothes Washer	7.65
Shower/Bath	6.53
Faucet	5.54
Leak	4.83
Dishwasher	0.49
Other	0.78
TOTAL	35.28

Austin Residential Per Capita Water Use (in gallons per capita per day (gpcd))

Source: Residential End Uses of Water, AWWARF, 1999

Study Area Residential Per Capita Indoor Water Use

Toilet	7.63
Clothes Washer	6.20
Shower/Bath	4.80
Faucet	4.48
Leak	3.91
Dishwasher	0.49
Other	0.40
TOTAL	28.56

Colony Park Residential Per Capita Water Use Assuming No Water Conserving Fixtures (in gallons per capita per day (gpcd))

Fixture	Flow Rate
Toilet	1.28 gpf
Urinals	0.5 gpf
Shower	2.5 gpm
Faucets	2.2 gpm
Kitchen Sink	2.2 gpm

Uniform Plumbing Code with Austin Amendments, effective October 1, 2010

Study Area residential units were built beginning in 1950, with construction continuing to the present. About one third were built between 1950 and 1979, another third between 1980 and 1999, and the balance since 2000. Given this distribution of construction starts and the fact that water conservation practices didn't begin until the early to mid-90s, it is reasonable to assume that about 2/3rds of total residences at Colony Park are without water conserving plumbing fixtures. (Note that according to the U.S. Census Bureau 115 occupied units in the Study Area lacked complete plumbing facilities and 122 occupied units lacked complete kitchen facilities.)

For new construction, City of Austin requires that all single- and multi-family residential units meet the Uniform Plumbing Code with Austin Amendments; the most recent revisions went into effect October 1, 2010.

At 68.0 gallons/day, the average residential daily water use per capita for the Study Area is approximately 20% lower than the daily average for the City of Austin (84.0 gallons/day), despite the general absence of water conserving fixtures or other measures. This may be due to an average household size that is greater than that of the City of Austin, as greater household sizes generally correlate to increased water use efficiency.

The current average monthly residential household water utility bill (including fees) is \$36.74. Austin Water Utility projects that the water and wastewater rates that went in to effect November 1, 2013 will result in an average residential customer bill of \$43.88 for water and \$43.51 for wastewater, totaling \$87.39, a 5.0 percent increase over the prior year (based on 8,000 gallons water use per month and 4,700 gallons wastewater discharge).

Monthly Usage in Gallons	Unit Rate / 1,000 Gallons -Potable Water-	Unit Rate / 1,000 Gallons -Reclaimed Water-	% Difference
0 - 2,000	\$1.84	1.73	6%
2,001 - 6,000	\$3.39	1.73	49%
6,001 - 11,000	\$6.20	1.73	72%
11,001 - 20,000	\$9.95	1.73	83%

Austin Water Rate for Single-Family Residential + Reclaimed Water (not including fees) Effective 11/1/13

	2013	2014	2015	2016	2017
Water	6.5%	4.6%	5.0%	5.2%	1.6%
Wastewater	4.6%	2.9%	3.2%	3.6%	1.3%
Reclaimed	10.6%	13.4%	13.5%	16.4%	16.3%
Combined	5.6%	3.9%	4.2%	4.5%	1.5%

Austin Water Utility Projected Service Rate Increases

Source: Austin Water Utility. "Austin Water Utility Financial Forecast." May 9, 2012. Page 273.

While the current water rates are relatively low for low-water consuming households, Austin Water projects rate increases in the upcoming years that affect both water and wastewater rates. The following chart represents rates projected through 2017.

The first table below separates all the single-family residences into three groups according to square footage. All single-family detached residences with a Travis County Appraisal District (TCAD) property

identification number were included in the sample and the results are indicated in the table below. Note that over 82% of residences range in size from 1,000 to 1,999 square feet. The average annual water use (kgal/year) and the average water use intensity (kgal/sf/year) are indicated for each size group.

The same group of residences was next sorted by date of construction. The second table below separates all the single-family residences into three groups according to year

built. As expected, newer homes are, on average, larger than older homes. This fits a national home-building pattern where the average size of a new single-family residence has steadily increased since the 1950s (but has leveled out in the last decade).

Year Built	No. of Units	Mean Size	kgal/sq.ft./year	Annual kgal
< 1,000 sf	264	897 sf	0.088	79.01
1,000 - 1999 sf	2,017	1,339 sf	0.064	85.88
2,000 - 2999 sf	167	2,313 sf	0.050	115.60

Water Use for Single Family Residences Sorted by Size for Five Census Tracts in and Surrounding Colony Park

Source: Austin Energy

Year Built	No. of Units	Mean Size	kWh/sq.ft./year	Annual kWh
Before 1980	963	1,343 sf	0.070	94.010
1980 - 1999	814	1,344 sf	0.071	94.424
2000- present	689	1,525 sf	0.058	88.450

Electric Energy Use for Single Family Residences Sorted by Date Built for Five Census Tracts in and Surrounding Colony Park

Source: Austin Energy

Water Use Reduction

Reduced water use not only saves water; it also lowers water bills. Each year the Austin City Council approves Austin's water and wastewater utility rates. The tiered residential water rates are structured to incentivize conservation, with lower rates per 1000 gallons associated with lower overall monthly water consumption. The most recent approved rates, effective 11/1/13, introduced a fifth pricing tier to further incentivize conservation. Water conservation also leads to lower wastewater rates. This is because Austin Water Utility calculates wastewater fees based on an 'averaging cycle' that begins mid-November until mid-March. These months are selected to calculate wastewater flows as they coincide with a period of low outdoor water use. (The assumption is the domestic water indoor potable water demand (input) directly correlates with wastewater demand (output)).

Additional financial savings associated with water use can be achieved by augmenting municipally treated potable water with reclaimed water sources. Four options to reduce dependence on municipally treated and distributed potable water, described below, are conserving fixtures, collected rainwater, collected graywater, and reclaimed water:

Conserving Fixtures

Replacing non-conserving with conserving plumbing fixtures is a proven strategy to conserve water and reduce bills. Toilets are responsible for the highest household water demand, estimated at 26.7 percent. Replacing a 3.5 gpf toilet with a code-compliant 1.28 gpf toilet results in a savings of 2.22 gallons per flush, or 63 percent. These savings would be even greater when replacing existing toilets that used 5 to 7

gallons per flush; such savings may be expected given the vintage of a high percentage of Study Area residences. Similarly, replacing non-conserving showerheads with the 1.5 gpm conserving fixtures available for free to Austin Water Utility customers can make a difference in a customer's water bill. Before 1994, typical showerheads had a flow rate of 5.5 gpm. Reducing the flow to 1.5 gpm represents a 4 gallons per minute savings, a 73 percent savings. Assuming a 3.57 person household with 1.5 showers per day, and an average of 5 minutes per shower, savings would be 39,092 gallons per household per year, or 3,258 fewer gallons per month. Those savings are significant enough to be able to shift the household into a lower rate pricing tier. Moreover, the savings would magnify because of the reduced rate per 1000 gallons and would also be a factor in reducing the wastewater service fee, which is determined based on the household's water consumption.

Similar dividends would result from replacing faucets with conserving 0.5 gpm units or retrofitting with 0.5 gpm aerators. While these represent lower flow rates than required by code, they are readily available (including through the Austin Water Utility give away program) and appropriate for sinks for which low flow rates are not considered to be a functional impediment.

Austin Water Utility offered a rebate program for high efficiency toilets and also vouchers for free toilets. The programs were discontinued—in 2010 and 2011, respectively—with the programs viewed by some observers, including the Resource Management Commission, as "free-ridership" recognizing that the more efficient units would likely have been purchased without the benefit of the rebates or give-aways. It was also recognized that rarely are there

"give away" programs in which the governmental entity offsets 100 percent of the sales price.

Austin Water Utility currently offers the following rebate and give-away programs:

- Free 1.5 gpm showerheads
- Free 1.0 gpm faucet aerators
- WaterWise Landscape Rebate Program (applications 2 times/year, December 1 – March 31 and June 1 – September 30; \$25 per 100 sq. ft. converted from turf to WaterWise Landscape (minimum 500 sq. ft.); maximum rebate = \$1250.

It is assumed that residents are able to install the showerheads and faucet aerators; no financial support is offered to cover labor costs.

Rainwater Collection

Average Austin rainfall is estimated at about 32 inches per year. However, with a pattern of drought over recent years, a more conservative estimate of 30 inches per year is appropriate. In general, potential rainwater capture is based on the following calculation:

$$\begin{aligned} 1000 \text{ square feet of roof} &= \\ 600 \text{ gallons per one inch of rain} \end{aligned}$$

When designing rainwater catchment systems, the major variables are catchment area (i.e., roof), rainfall, and storage volume (i.e., cistern). Systems are ideally designed such that there is sufficient storage capacity to ensure there is always water in the cistern to supply water during extended periods without rain. For rainwater collection systems that do not contribute to stormwater management calculations, there is no limit on the length of time the rainwater can remain in the cistern.

Graywater

According to the Texas Water Development Board, per capita generation of graywater is estimated between 30 to 50 gallons per day. Austin Water defines graywater as generated from bathroom sinks, showers, bathtubs, clothes washers, and laundry tubs, and estimates that a household with 2.6 people and all of the fixtures connected could generate between 40 to 90 gallons of graywater per day.

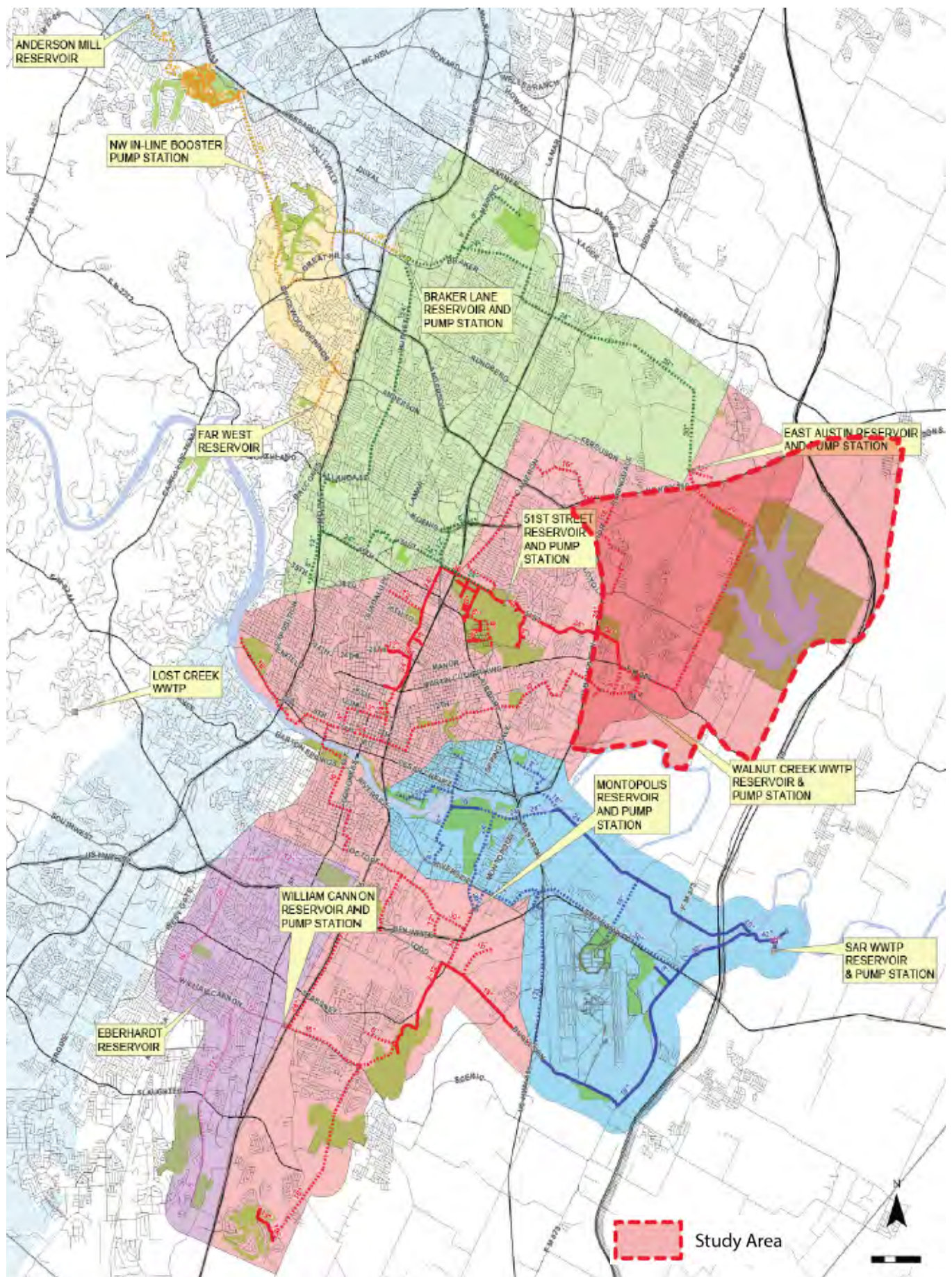
Municipally Treated + Distributed Reclaimed Water

Austin Water Utility distributes tertiary treated water through a purple pipe infrastructure system available in some parts of Austin. (See map below) Current usage patterns reduce reliance on municipally treated potable water by 1.2 billion gallons a year. The reclaimed water is treated to fulfill more than 90 percent of the criteria for drinking water. Austin Water estimates the cost of reclaimed water to be "...as little as one-third the price of drinking water." Current approved rate for FY '14 is \$1.73 per thousand gallons—the pricing is the same regardless of quantity purchased; unlike municipal potable water sold by Austin Water, there is no inclining block rate for reclaimed water. The \$1.73 per 1000 gallons rate represents a savings of between 6 percent and 83 percent per 1000 gallons.

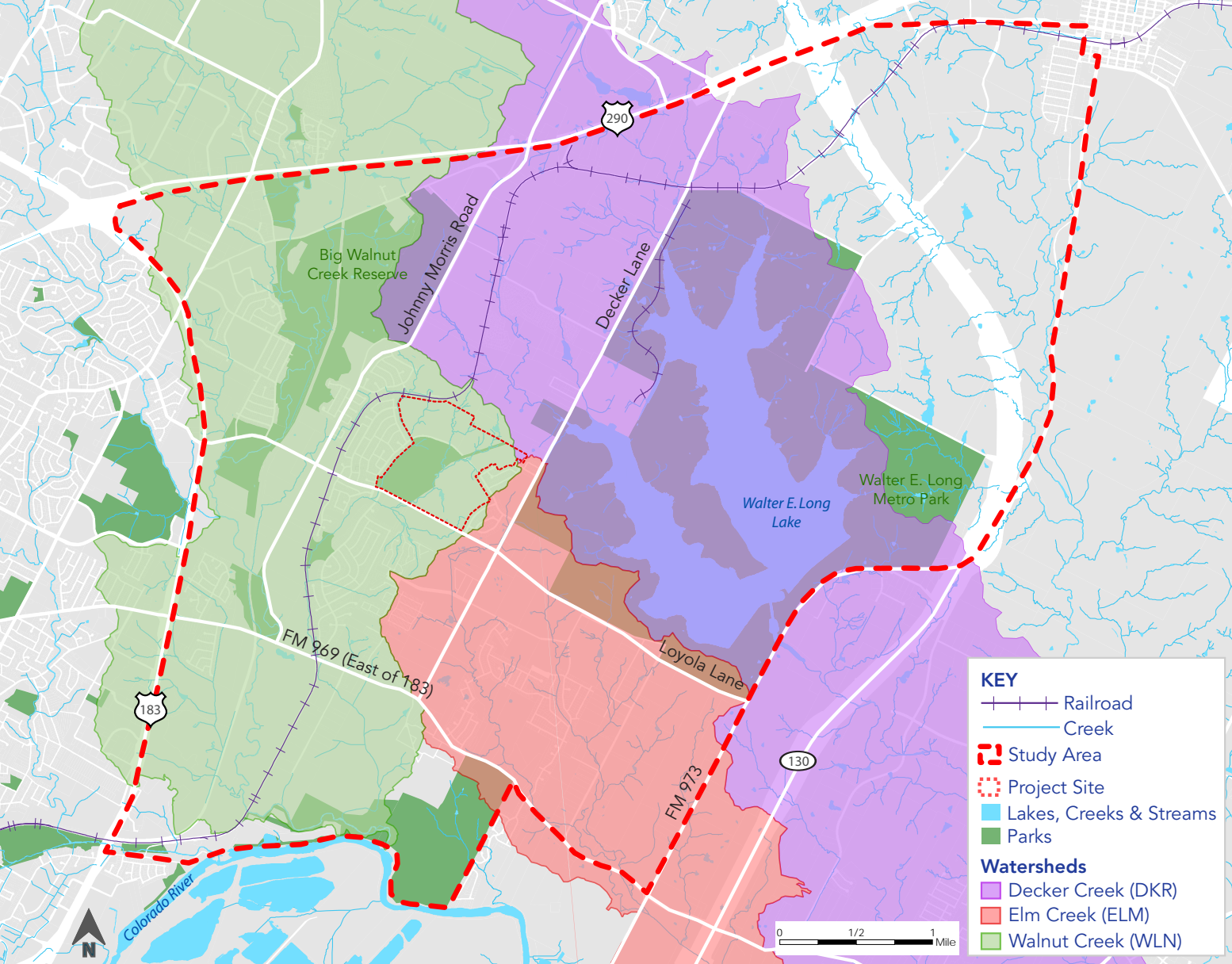
Regulatory requirements and related costs associated with tying in to Austin's reclaimed water system have been considered an impediment to a larger number of connections; a report described them as creating "...confusion or differing interpretations." Current applicable codes include TCEQ, 2009 Uniform Plumbing Code with Austin Amendments, and the Utility Criteria Manual. A permit is required to connect to the reclaimed water system for both new construction and conversion of existing customers. According to Austin Water, using reclaimed water for irrigation requires a plan review and approval for a plumbing permit. To convert from an existing municipal water hook-up to reclaimed water hook-up, only a plumbing permit is required. Properties connecting to the reclaimed water service are required to have backflow prevention devices for the reclaimed and potable water system service lines. In addition, a cross-connection test is required to verify that the appropriate connections to potable and reclaimed water were made. To initiate service, Austin Water provides an application. With approval, reclaimed water customers take water on an as-needed basis and pay for quantity of water used based on a meter reading, at the current rate as approved by Austin City Council. There is no minimum quantity purchase required.

Austin's Reclaimed Water Master Plan indicates a main in the general area that will serve Decker Lake and the Bluebonnet Golf Course located on Decker Lane. They indicate that with sufficient interest and demand from Colony Park, they can route the build-out of the reclaimed water piping infrastructure through or near the Colony Park development. As was the case with the Mueller Redevelopment Project, the developer(s) will be responsible for the costs associated with the local distribution lines. Austin Water is available to assist in estimating demand and routing of these lines. Projected uses such as commercial, cooling towers, and parks are considered prime customers to take advantage of reclaimed water to fulfill some of their overall water demand, offsetting reliance on the more expensive municipally-treated and distributed potable water.

In the case of a phased development build-out, it is important to forecast potential demand so that Austin Water can plan for and install sufficient capacity. With this in mind, it would be beneficial to inform Austin Water of development scenarios as soon as possible so they can factor them into their Capital Improvement Project (CIP) planning in the FY'14 cycle.



Austin Reclaimed Wastewater System Map
 Date Created: December 20, 2013
 Source: Austin Energy/Center for Maximum Potential Building Systems



Study Area Watersheds

Date Created: October 3, 2013

Source: City of Austin GIS Datasets. ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa_gis.html.

Watersheds

The Project Site lies within three watersheds: Decker Creek, Elm Creek, and Walnut Creek. A new Watershed Protection Ordinance was adopted in October of 2013 to improve creek and floodplain protection; prevent unsustainable public expense on drainage systems; simplify development regulations where possible; and minimize the impact on the ability to develop land. Phase 2 of the new Ordinance will cover Green Infrastructure and Urban Hydrology and will include stakeholder meetings in January 2014.



Project Site Sensitive Areas

Date Created: October 3, 2013

Source: City of Austin Watershed Protection Department

KEY

-  Railroad
-  Creek
-  Study Area
-  Project Site
-  Water Quality Creek Buffer
-  Wetland
-  Lakes and Streams
-  Parks

Sensitive Areas

Related to the Project Site's physical constraints and protection of watersheds is mapping and understanding its sensitive areas due largely to wetlands and water quality creek buffers.



Local and Sustainable Food



Food Expenditure

The Consumer Expenditure Survey (CES) is a Bureau of Labor Statistics (BLS) survey that collects information on the buying habits of U.S. consumers. The CES collect data on a complete range of consumers' expenditures and incomes. The information on consumers' spending is compiled for three different geographic scales - nationally, regionally and for select US Metropolitan Statistical Areas. Austin, Texas is not one of the selected MSAs.



Average Annual Food Expenditure

Source: Consumer Expenditure Survey, U.S. Bureau of Labor Statistics, September, 2013.

Extrapolating on data from the 2012 CES, average annual food expenses for households in the 5 US Census tracts in the Study Area are estimated to be \$4,987 (12.8% of income), varying between \$4,663 and \$6,138. This variance is directly associated with differences in household income. Aggregating expenditures on food for all households currently living in the Study Area yields \$26,184,259 spent annually.

Households in the South are estimated to spend 10.2% of annual income on food, 6% for food at home and 4.2% for food away from home. Nationwide, expenditures on food are 10.1% of income, or \$6,599.

Method

Consumer Expenditure Survey (CES) 2012 data was gathered from the tables reporting *Annual expenditure means, shares, standard errors, and coefficient of variation* (Table 1202- National, Table 3123 Southern Region). American Community Survey (ACS) 20017 – 2011 Median Household Income data was gathered at the Census Tract Level. The CES data provides binned income levels and corresponding expenditures on (1) All food (2) Food at Home and (3) Food Away from home. Scatter plots were made on these and data was found to have a linear relationship. The data was fit and the formulas were used with the ACS Median Household Income data for each census tract to determine food expenditures. The Study Area Average is weighted by number of households.

Claritas is recognized as the industry leader for market data, providing detailed business information. Information available includes location, type of business by industry standard North American Industry Classification System (NAICS) and Standard Industrial Classification (SIC) codes, number of employees, year business established, annual sales, and number of stores. Claritas information is based on data from a variety of sources including US Census data, purchased records and customer surveys.

Regarding annual sales volume, actual sales information is publicly available only for publicly held companies. Verifiable sales volume figures are virtually impossible to obtain from private businesses, so sales figures for all other companies must, therefore, be estimated.

A model has been developed to derive estimated annual sales. The model uses US Government Department of Commerce supplied data on sales per employee for each 4-digit SIC code. This figure is multiplied by the number of employees at each location to arrive at a reliable estimate of a company's annual sales. The Government's Economic Census is performed every 5 years and our data on sales per employee is updated from that information. The model uses data from the most recent Economic Census in 2012.

For employment, actual employment figures for approximately 80% of U.S. businesses are available. However, for the remaining 20% of U.S. businesses employment figures are modeled to derive a "most likely" number of employees, with smaller businesses more likely to have a modeled employee figure. Some of the estimated annual sales figures for the businesses in the Study Area are the same due to the fact that the estimated number of employees for the businesses fall into the same range.

Regional Supermarkets Data

1. Mi Tienda

Address: 8007 Gessner Dr

Distance: 6.2 miles west of Colony Park, driving on highways

Annual Sales: \$44,882,000

Mi Tienda is owned by H-E-B

2. Walmart Supercenter

Address: 1030 Norwood Park Blvd

Distance: 5.6 miles west of Colony Park, driving on highways

3. H-E-B

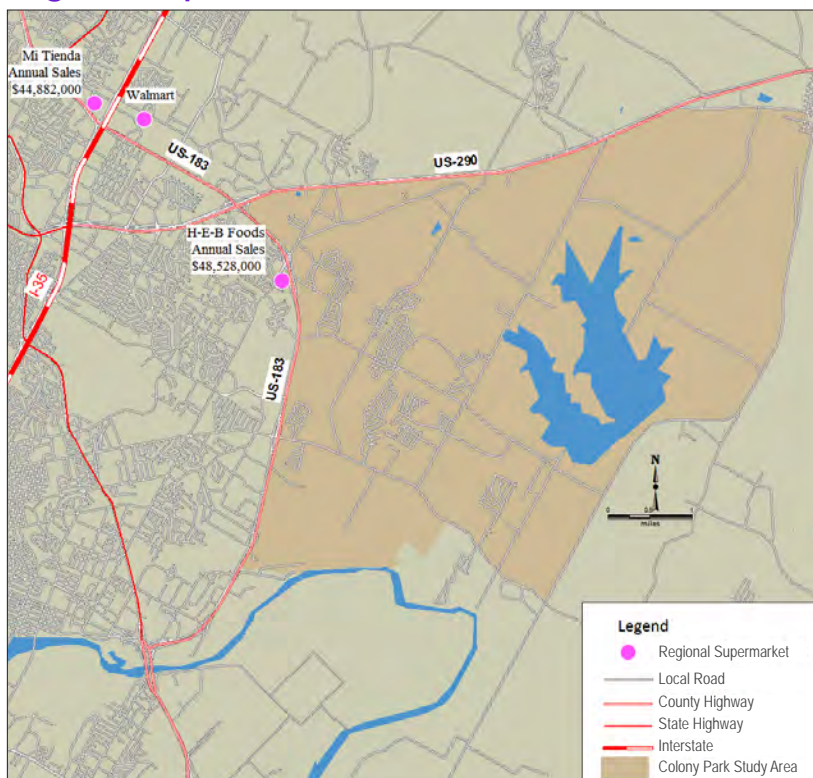
Address: 7112 ED Bluestein Blvd #125

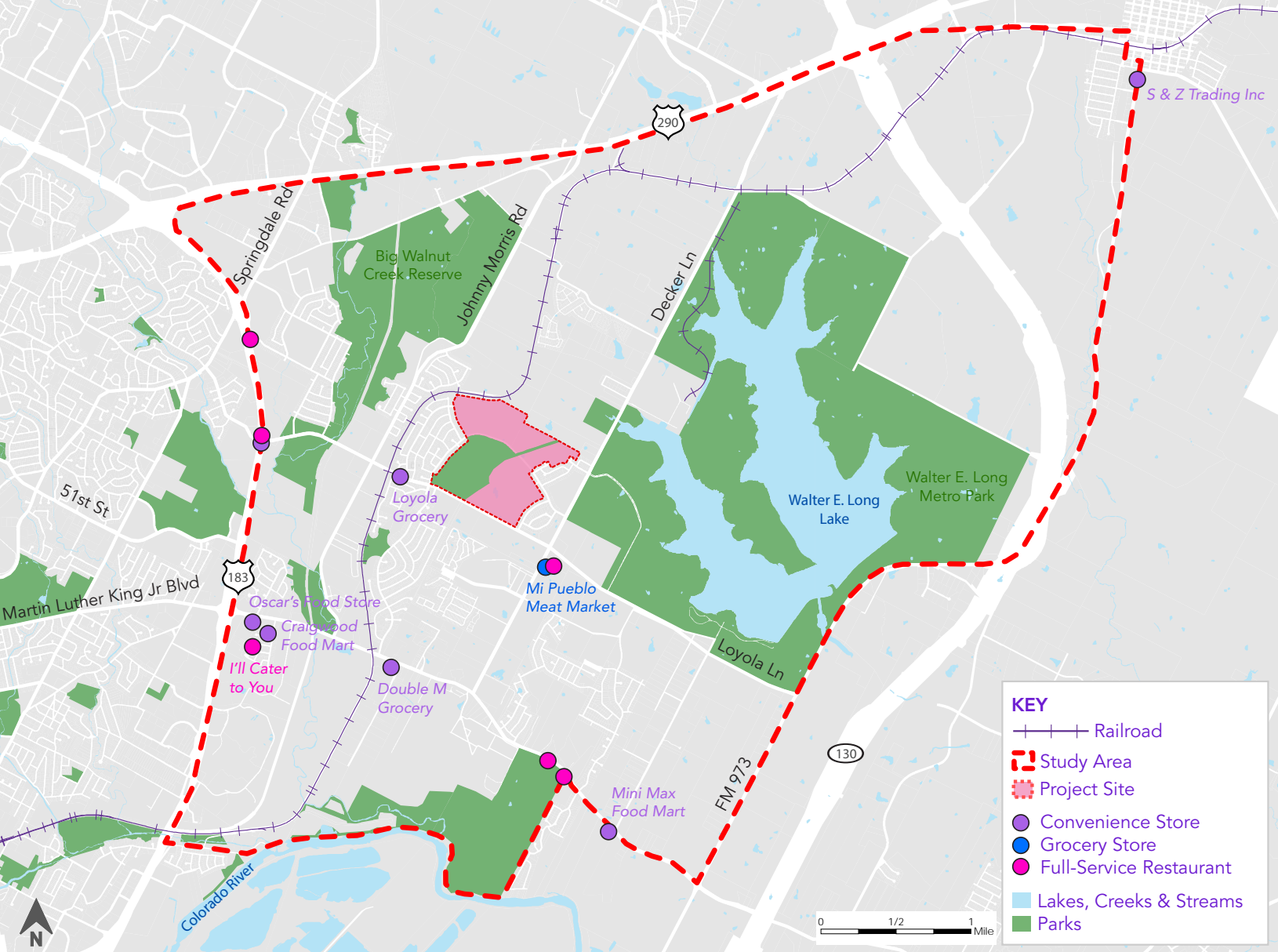
Distance: 3.3 miles away from center of Colony Park, and on the other side of a major road. It is on the west border of the Study Area

Annual Sales: \$48,528,000

Regional Supermarkets

Date Created: November 22, 2013; Updated May 21, 2014
Data Source: U.S Census Bureau, Economic Census 2012





Convenience Stores, Grocery Stores and Restaurants

Date Created: November 22, 2013

Source: U.S Census Bureau, Economic Census 2012

Food Availability in Colony Park

Seven food establishments with aggregate gross annual sales of \$6,079,000 are located in the Colony Park neighborhood. One is both a full service restaurant and grocery store, six are convenience stores. All eight food establishments are single-location businesses. In addition to a limited selection of groceries, some of these businesses may also sell lottery tickets, gas, alcohol and tobacco products. Researchers attempted to obtain information on the percent of sales for these products, however the Texas Comptrollers Office indicated this information is not publicly available under the Section 171.02 since these stores are classified as convenience stores.

As a result, the estimated annual sales shown below would include monies spent on these items as well as groceries. As Colony Park area residents are estimated to spend \$26,184,259 annually on food, a minimum of \$20.1 million food dollars are being spent by residents at food businesses located outside of Colony Park.

Colony Park Sustainable Community Initiative | Existing Conditions

Business	Estimated Square Footage	Estimated Annual Sales
Convenience and Grocery Stores		
Craigwood Mart Food	3,140	\$841,000
Double M Grocery	2,918	\$561,000
Loyola Grocery	2,385	\$561,000
Mini Max Food Mart	2,717	\$841,000
Mi Pueblo Meat Market (grocery)	4,133	\$729,000
S & Z Trading Inc.	Unavailable	\$841,000
Oscar's Food Store	1,828	\$1,122,000
Restaurant		
Mi Pueblo Meat Market (in-store)	See Above	\$583,000
Total		\$6,079,000

Food Business Sales in Colony Park

Sources: U.S Census Bureau, Economic Census 2012



3 out of every four dollars spent on food by Colony Park households "leaks" from the neighborhood economy.



Land Use and Mobility

(from the City of Austin's Colony Park Complete Community Report)

An essential aspect of compact, connected and complete communities is the ability to easily access one's daily needs regardless of age, ability or preferred transportation mode. A well-connected transportation network, with short links, minimal dead-ends (cul-de-sacs), and numerous intersections, provides direct routes to access destinations. There direct routes reduce travel distances to destinations, making walking, bicycling, taking transit more viable transportation options.

The transportation analysis examined several aspects of the Study Area's transportation network:

- Road network
- Transit network
- Sidewalk network
- Bicycle network
- Trail network

Road Network

Highways and Freeways

The Study Area's boundaries are primarily four large highways and freeways, including:

- US 290 (tolled roadway) is the northern boundary
- US 183/Ed Bluestein Boulevard is the western boundary
- FM 973 and SH130 (tolled roadway) form the eastern boundary
- MLK Boulevard/FM 969 is the approximate southern boundary

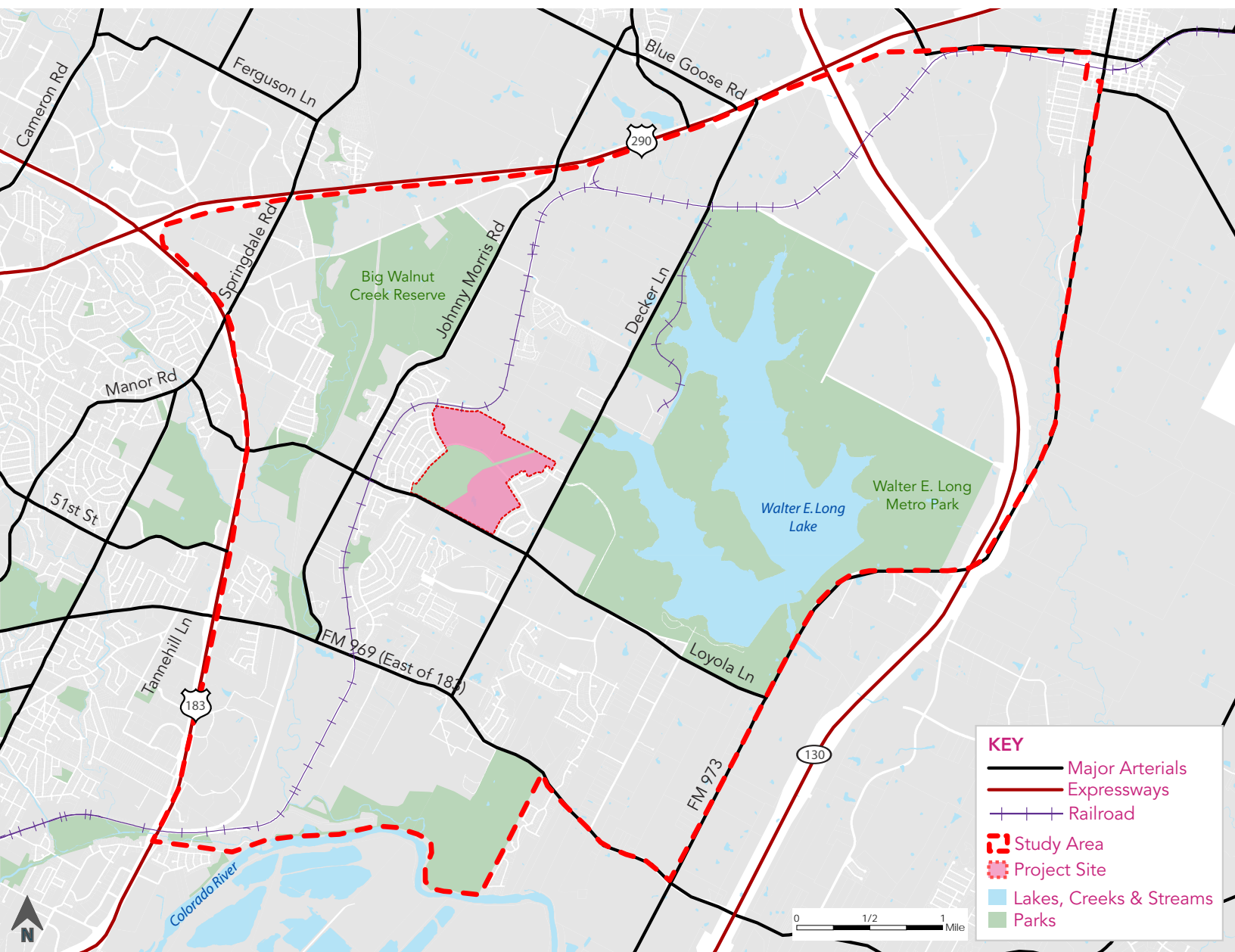
Major Roadways

Within the Study Area, there are two major roadways that connect these bounding highways and freeways, and two major roadways that connect the Study Area to the city. Johnny Morris Road and Decker Lane run north-south through the Study Area and connect US 290 to FM 969. On the other hand, Loyola Lane and FM 969 run east-west and connect the Study Area to Highway 183 and to Austin.

Residential Streets

Within the Study Area's neighborhoods, there is a patchwork of residential streets. A handful of these local, residential streets connect to one another, such as Sendero Hills Parkway, Imperial Drive, the collection of linked north-south streets in The Woodlands and Thunderbird Village neighborhoods, as well as the linked east-west streets of Hogg Eye Rd. and Hidden W. Boulevard. However, the majority of streets do not. They connect only the residential streets within the neighborhood to the major roadway it branches off from. This leads to little or no direct access from one neighborhood to another. For example, neighborhoods west of the Project Site connect to those on the east via Loyola Lane versus an interior neighborhood street. Some neighborhoods are also landlocked, in which access in or out of the neighborhood is the same major roadway.

The residential street pattern is very suburban in nature. Most have either a broken or extended grid pattern, as seen in the Colony Park and Meadows of Walnut Creek neighborhoods. Most have long block lengths with few intersections, as exemplified in Meadows at Trinity. A few neighborhoods, such as the Woodlands, Thunder Village, Imperial Valley, and Sendero Hills, have long winding roads that stop with stub streets or cul-du-sacs.

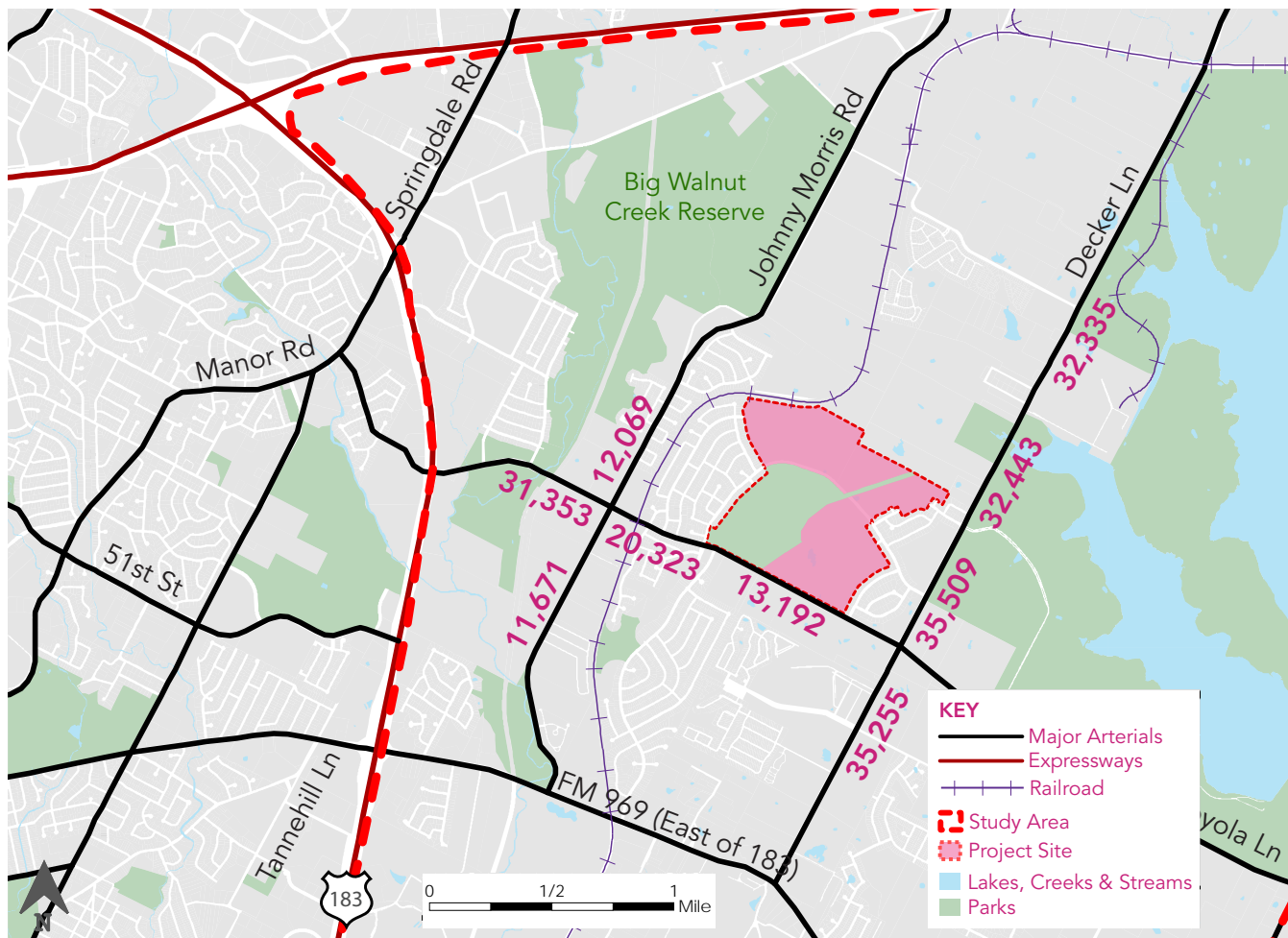


Study Area Road Network

Date Created: October 3, 2013

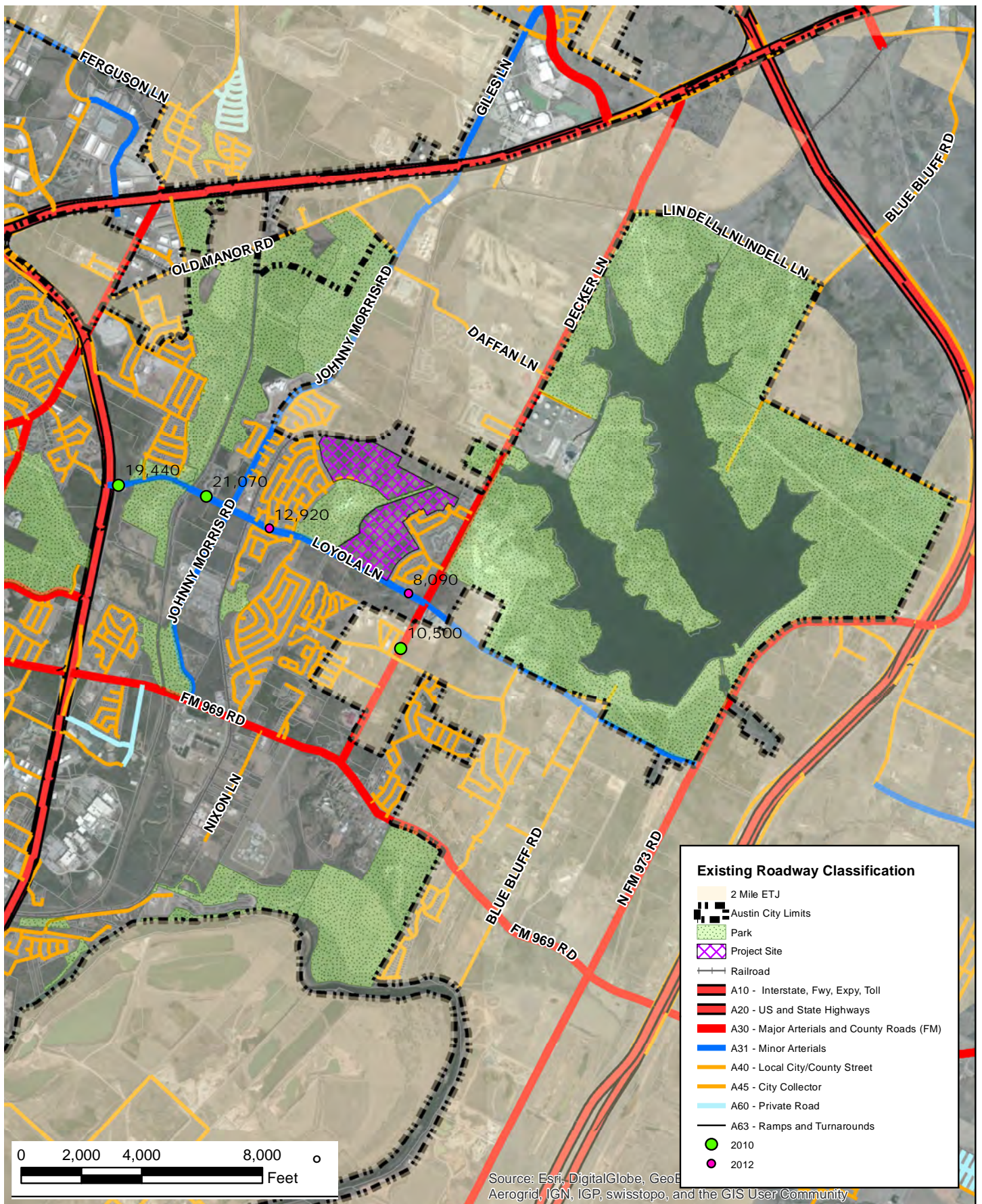
Source: City of Austin GIS Datasets. ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa_gis.html.

Traffic Volumes



Traffic Volumes

Source: Capital Area Metropolitan Planning Organization (CAMPO), City of Austin, and TxDOT
Date Created: December 20, 2013



Roadway Classifications

Source: Capital Area Metropolitan Planning Organization (CAMPO)

Date Created: December 20, 2013

Transit Network

Existing Services

Within the Study Area there are four bus routes (20, 37, 323, 990) with a total of 50 stops along 4.8 miles of roadway:

1. #323 Anderson/Johnny Morris—Runs along the western portion of the Study Area.
2. #37 Colony Park/Windsor Park—Runs past the Project Site on Loyola Lane.
3. #20 Manor Rd/LBJ High—Makes a small loop in the northwestern portion of the project area.
4. #990 Northeast Express—Runs along the northern border of the Study Area along US 290/Manor Expressway. **Note: This route does not stop within the Study Area.**

Most of the bus routes stay along the periphery of the Study Area – primarily along the north or western boundaries. However, two routes, the #37 and #323, enter the Study Area and approach the Project Site, but do not enter it.

In addition, five major transit facilities, including three park-and-rides, are within, or just outside the project area. The park and ride facilities are located in the far northeast and western corners of the Study Area. The southern and eastern portions of the Study Area do not have transit service.

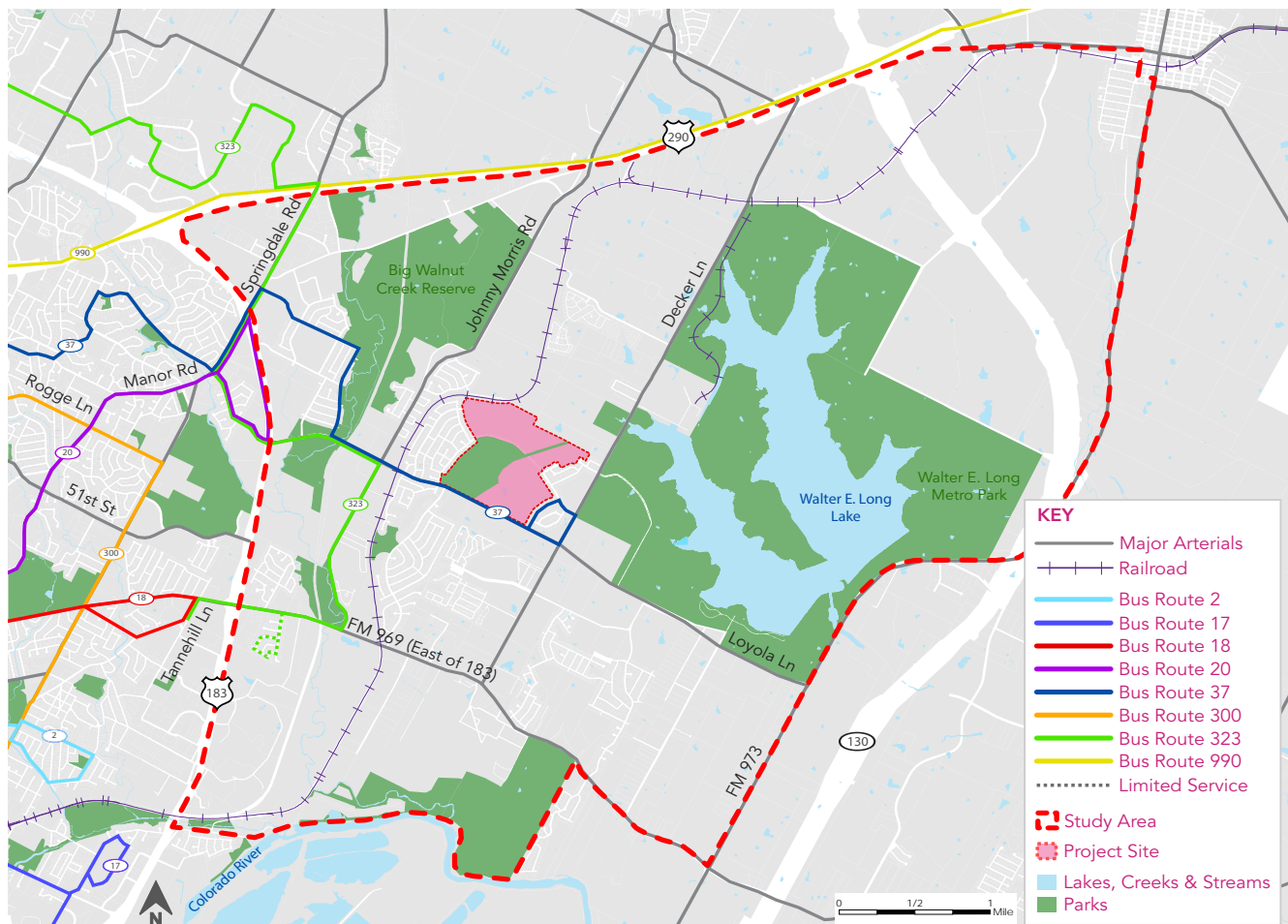
Potential Services

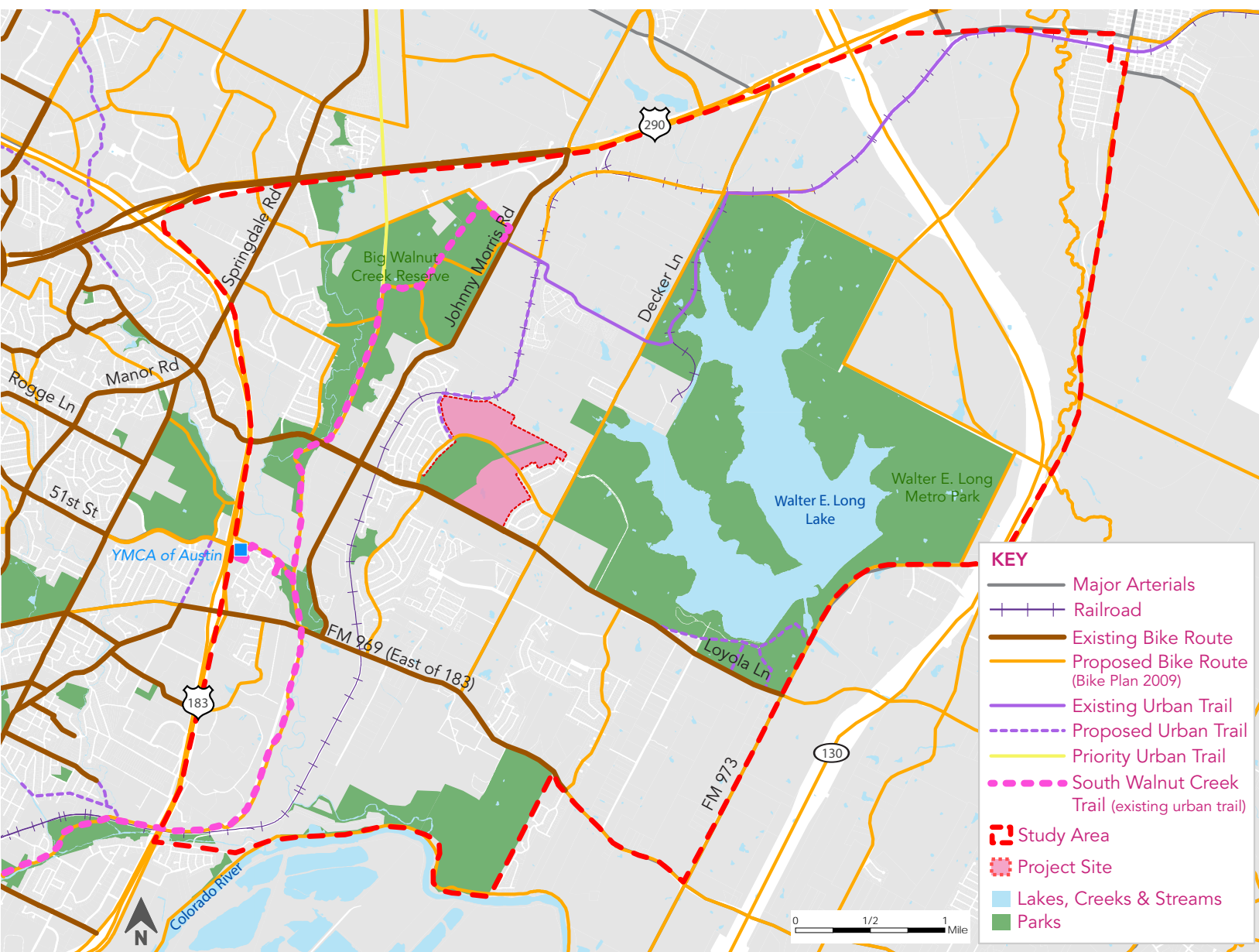
Currently, the Study Area is not served by high-capacity transit. The closest existing MetroRail Red station is at the MLK, Jr. Station located about five miles west of the Project Site. Looking to the future, the CAMPO 2035 Regional Transportation Plan identifies a commuter line (as either a Metro Rapid bus service or the MetroRail Green line) running through the Study Area less than a half mile from the Project Site. This commuter line would connect downtown Austin to Manor, Texas. Capital Metro currently owns 10 acres at that intersection. Imagine Austin's Growth Concept Map identifies the intersection of Loyola Lane and the Giddings to Llano railroad as a site for a "proposed high-capacity transit stop" in conjunction with a future neighborhood center.

Bus Routes

Date Created: October 3, 2013

Source: Capital Metropolitan Transportation Authority





Bicycle Routes

Date Created: October 3, 2013

Source: City of Austin GIS Datasets. ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa_gis.html.

Bicycle Network

Existing Bicycle Routes

There are a number of bicycle routes in the Study Area; however their quality varies greatly from low-comfort routes with or along high traffic roads, to a separated bicycle lane, to higher comfort residential streets. Similar to the transit service, there are a number of bicycle routes around the periphery of the Study Area.

Examples include the service roads of US183, US290 and SH130 (Austin 2020 Bicycle Plan Update, 2009, p.49). These routes offer a low level of comfort for most cyclists as they re-

quire riding along the shoulder alongside high-speed traffic.

These routes are primarily frequented by advanced cyclists who ride for long distance recreation and seek smooth flat surfaces. Several other routes run through the Study Area and require cyclists to share lanes with traffic.

These include routes along MLK Boulevard/FM 969, Decker Lane, and Johnny Morris Road and are designed for advanced, recreational cyclists or potential bicycle commuters. However, these routes also have a fairly low level of comfort.

Presently, there is one striped bicycle lane in the Study Area. The bike lane runs along Loyola Lane from just east of US 183/Ed Bluestein Boulevard to Decker Lane. This bicycle lane was identified by the Street Smarts Task Force (SSTF) as one of the 101 key barriers for Austin's 2020 Bicycle Plan (p.47). Although the lane ends near US 183/Ed Bluestein Boulevard, a shared travel lane provides connections into more established areas of Austin.

Lastly, there are routes in the Study Area that offer higher comfort levels. These include those that run through residential areas such as the Colony Loop Drive route. While this route does not provide a separated bicycle facility and requires bicyclists to share the lane with motorists, the travel speeds and traffic volumes are low. As a result, these routes are comfortable for less skilled cyclists. However, because of the lack of internal local street connections between neighborhoods in the Study Area, these routes have limited access to goods and services.

Future Bicycle Routes

A number of community entities are working together to improve bicycle mobility in Austin. CAMPO, which is responsible for regional transportation planning in Central Texas, helped identify high priority, future bicycle corridors in its 2035 Regional Transportation Plan. Three of its high priority bicycle corridors are located in the Study Area and align with the recommendations of the City of Austin's 2020 Bicycle Plan. These include routes include:

#14—Lindell Lane from Decker Lane to Blue Bluff Road

#410—Decker Lane just south of Loyola Lane to MLK Boulevard/FM 969

#44—MLK Boulevard/FM 969 from Decker Lane to US 183/Ed Bluestein Trail Network

Trail Network

Existing Trails

Currently, there are four trails covering 3.78 miles in the Study Area, including:

- Walter E. Long Metro Park Loop Trail (2.64 miles)
- Davis/White Northeast Neighborhood Park Trail (0.65 miles)
- Colony District Park Trail (0.26 miles)
- Walnut Creek Sports Park Pedestrian Walkway (0.23 miles).

Currently, there are four trails totaling 3.78 linear miles. The longest is 2.64 miles, with the other three each measuring less than a mile. While the trails are loops and therefore don't serve as a way to travel through the neighborhood, they do provide exercise opportunities.

Future Trails

The City of Austin is constructing two trail projects in the area: the Southern Walnut Creek Hike and Bike Trail and the Austin to Manor Trail. Both are longer and more linear than the existing trails in the Study Area. The Southern Walnut Creek Hike and Bike Trail will be 7.3 miles and run between US 183/Ed Bluestein Boulevard and Johnny Morris Road from Old Manor Road to the Colorado River before it jogs west to Govalle Neighborhood Park. The trail is currently under-construction and scheduled to be completed in spring of 2014.

The Austin to Manor Trail will be a 5-mile trail that runs along Daffan Lane from Johnny Morris Road through Walter E. Long Metropolitan Park to Fischer Park in Manor. The trail will parallel the railroad and connect to the terminus of the Southern Walnut Creek Hike and Bike Trail at Johnny Morris Road. The first phase and will connect Daffan Lane from Johnny Morris Road to Walter E. Long Metropolitan Park and then on to Lindell Road and is under construction and scheduled for completion by spring/summer of 2014. The City is working to fund the second phase of the project. Eventually, the trail will connect to Govalle Neighborhood Park and then to the Lady Bird Lake Hike and Bike Trail.

Pedestrian Network

The existing sidewalk network exists mainly on neighborhood streets. While newer neighborhoods have more complete sidewalk networks, older ones tend to have sidewalks gaps or only have sidewalks on some streets and not others. In particular, the manufactured housing communities in the Study Area do not have sidewalks within their communities, nor along the drives and roadways connecting them to major roadways, such as Loyola and Decker Lanes.

Major roadways in the Study Area are almost completely without sidewalks. Only Loyola Lane from US 183/Ed Bluestein Boulevard Bluestein to Decker Lane has sidewalks.

Walk Score

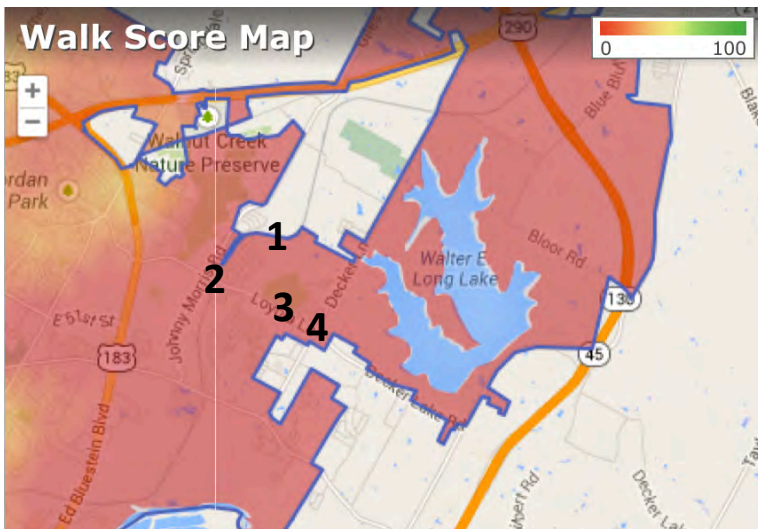
Walk Score® (www.walkscore.com) is a web-based tool that measures walkability on a scale from 0-100. Austin, citywide, has a Walk Score® of 35 which is defined as "Car Dependent." This is a useful number against which the Colony Park area can be measured. The top three neighborhoods called out on the Walk Score website as "walkable" in Austin are Downtown, West University and University of Texas. By comparison, four sample scores were taken from the Colony Park Area. The Walk Scores for Colony Park ranged from 17 to 26.

The Walk Score website also includes Transit Score and Bike Score. Austin's citywide Transit Score is 33 compared to a range in Colony Park from 29-34. Austin's citywide Bike Score is 45 compared to a range in Colony Park from 37-52.

PedZone Analysis

A PedZone Analysis was completed for four areas in close proximity to the Project Site. The purpose of this analysis was to review the existence of pedestrian pathways, as well as their quality. This analysis examined the pedestrian pathways and designated them as one of three categories: green, yellow, red or black. Green zones signify pathways that are safe and comfortable while yellow signify safe but not comfortable, which can be due to lack of an appropriate buffer from traffic. Red signifies pedestrian pathways that conflict with vehicles. Black was used to designate the lack of designated pedestrian pathways where one should occur.

The majority of the pathways within the Study Areas were designated as yellow. These pathways have either little or no landscaped buffer between pedestrians and the street. Although on-street parking can be considered a buffer, the streets tend to be clear of on-street parking due to the number of existing driveways, creating an uncomfortable experience for the pedestrian. These analyses are detailed on the following pages.



Walk, Transit and Bike Scores

Date Created: November 26, 2013

Source: Walk Score website. www.walkscore.com

1	Walk Score 23	Transit Score 29	Bike Score 37
2	Walk Score 26	Transit Score 34	Bike Score 52
3	Walk Score 17	Transit Score 30	Bike Score 46
4	Walk Score 22	Transit Score 30	Bike Score 38



City Recommended TOD Area

Date Created: October 3, 2013

Source: Farr Associates

KEY

- 1/4 Mile Walking Distance
- Comfortable Pedestrian Experience
- Unrewarding Pedestrian Experience
- Pedestrian / Auto Conflict Areas
- Lack of Designated Pedestrian Pathway
- Project Site Boundary
- ||||| Existing Railroad





Overton Elementary School Area

Date Created: October 3, 2013

Source: Farr Associates



Proposed TOD Area

Date Created: October 3, 2013

Source: Farr Associates

KEY

- 1/4 Mile Walking Distance
- Comfortable Pedestrian Experience
- Unrewarding Pedestrian Experience
- Pedestrian / Auto Conflict Areas
- Lack of Designated Pedestrian Pathway
- Project Site Boundary
- ||||| Existing Railroad





Zero Waste Plan

In 2009, the City of Austin became the first city in Texas to establish a Zero Waste Plan, targeting a 50 percent diversion from landfill by 2015, and 90 percent diversion by 2040. The plan expands recycling and composting services and phases in requirements for all non-residential buildings over the next few years through the Universal Recycling Ordinance. The Austin Resource Recovery Master Plan, released December 15, 2011, describes the key elements of the plan as follows:

- A materials management focus, where discarded wastes are collected as resources
- Enhanced recycling services for all properties
- Expansion of organics diversion through food waste collection and composting
- Economic development through an increase in local green jobs through increased collection and processing of recovered materials.

Austin Resource Recovery calculates per capita waste generation of 7.3 pounds per day; about 40 percent of total discards are recyclable and 50 percent are compostable. The City estimates current recycling at 38 percent (FY 2010), with indication that diversion from landfilling is approaching 40 percent as of 4th quarter 2013. Austin Resource Recovery estimates 87 percent participation in the recycling program throughout its service area. For the four routes within the 78724 zip code area (the basis for the Austin Resource Recovery data gathering), as of Spring 2013, the average recycling rate was 74.5%, about 13 percent less than the City overall.

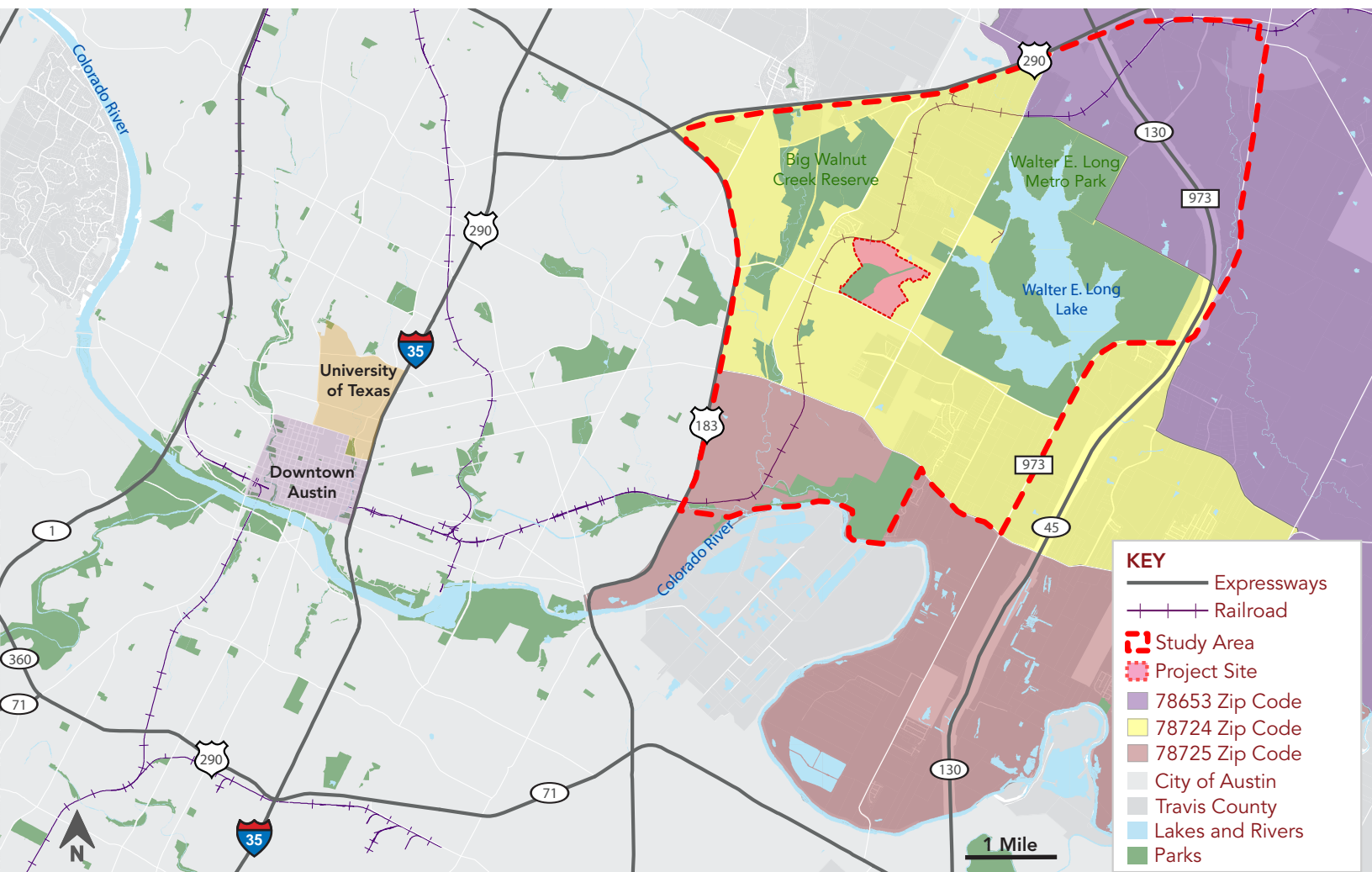
Austin Resource Recovery provides once a week landfill trash collection, every other week commingled recyclables collection and weekly yard trimmings collection. It also provides twice per year large and bulky item collection. In combination, the commingled recyclables collection, yard trimmings collection and large and bulky item collection are designed to reduce the overall percentage of discards that

are landfilled, consistent with the broader zero waste goal. The immediate benefit of taking advantage of the landfill diversion opportunities is that they can reduce the quantity of landfill trash and the size of the City-provided container used to collect it.

To provide a financial incentive for households to recycle and reduce waste, the City of Austin introduced a 'pay as you throw' rate structure in the early 1990's based on the size of container. Current rates are as follows:

Cart Size	Monthly Rate
24 Gallon	\$13.35
32 Gallon	\$14.60
64 Gallon	\$19.75
96 Gallon	\$33.50

Austin Resource Recovery Collection Rates



Study Area Zip Codes

Date Created: October 3, 2013; Date Updated: May 21, 2014

Source: City of Austin GIS/Center for Maximum Potential Building Systems

Austin Resource Recovery provided data that address the distribution of cart size for households in the 78724 zip code area. While the data are not available for the project Study Area per se, the 78724 zip code area is fully within the defined Study Area and thus is a reasonable representation of cart size distribution for the purposes of this Report.

As the table to the right indicates, more than two-thirds of households in the 78724 zip code use the two largest size containers; these also

carry the highest monthly fees: more than one-fifth use the 96-gallon carts, with a monthly billing of \$33.50, and about two-thirds use the 64-gallon cart, with a monthly billing of \$19.75. Expanding residents' awareness about how the benefits resulting from increased recycling can lead to downsizing their container size and, as a result, reducing their monthly fees.

Cart Size	Percent Use
24 Gallon	1%
32 Gallon	11.4%
64 Gallon	66.8%
96 Gallon	20.8%

Residential Trash Cart Rates

Source: Austin Resource Recovery



Energy Use

Metered energy data from Austin Energy (AE) and property tax information from Travis Central Appraisal District (TCAD) were used to establish current baselines for average annual single-family residential electric energy consumption. The energy use data can be sorted by both size and age of residence. To date, data needed to establish average annual residential natural gas use is not readily available. However, it will also be included in a final CPSCI report.

For many years AE has offered energy efficiency rebates to residential customers who implement energy conservation measures (ECMs) in their existing homes. AE has conducted studies documenting the electric energy usage of older homes before and after the implementation of ECMs. After normalizing the data for weather conditions, AE found that an average 15- to 20-year-old home (i.e., pre-1990) before implementation of ECMs, uses approximately 9.0 kWh per square foot per year. Energy use for the same home after implementation of ECMs is reduced by about 15% to 7.7 kWh per square foot per year. The AE report states that savings could be greater with additional effort because not all

feasible ECMs were being implemented in each of the homes participating in the rebate program.

These figures are consistent with the results of the AE analysis of nearly 2,500 single-family residences in five census tracts in and surrounding the Colony Park neighborhood. The average residential electric use is 11,824 kWh per year. TCAD data was used to establish the size of the average residence in the same five census tracts. The average size is 1,393 square feet. These two figures yield an average energy density of 8.49 kWh per square foot per year.

The first table below separates all the single-family residences into three groups according to size. All single-family detached residences with a TCAD property identification number were included in the sample and the results are indicated in the table below. Note that the vast majority of residences range in size from 1,000 to 1,999 square feet. The average annual electric use and the average energy density are indicated for each size group.

The same group of residences was next sorted by date of construction. The second table below separates all the single-family residences into

three groups according to year built. As expected, newer, more recently built homes are, on average, larger than older homes. This fits a national homebuilding pattern where the average size of a new single-family residence has steadily increased since the 1950s (but has leveled out in the last decade). The figures for both energy density (kWh per sq. ft. per year) and annual energy use (kWh) closely match the energy use figures reported above for "before and after" ECMs for single-family homes that participated in AE rebate programs.

The figures for average annual electric use fit a national pattern. Although energy efficiency improvements have reduced the energy density of newer homes, the newer the home, the larger it usually is. As a result, the average annual residential electric use has remained relatively stable over the past three or four decades. In addition, plug loads (appliances, electronics, etc.) have increased significantly in the average home over the past decade.

The data suggests that a baseline for the average annual electric use for a typical home in or near Colony Park that is 1,500-1,600 square feet in area is approximately 12,000 kWh. For zero energy capable homes (ZECH), energy modeling has indicated that the electric use must drop by approximately 40-50% compared to a home built in compliance with current energy codes. As suggested by the data from AE, homes built to current codes may have an energy density ranging from 7.7 to 8 kWh per square foot per year. A reduction of 40-50% would result in an energy density of about 4-5 kWh per sq. ft. per year. For an average size home of 1,500 sq. ft., this would be a reduction in total average annual electric load ranging from 6,000 to 7,200 kWh per year compared to 12,000 kWh per year.

Year Built	No. of Units	Mean Size	kWh/sq.ft./year	Annual kWh
< 1,000 sf	264	897 sf	11.44	10,264
1,000 - 1999 sf	2,017	1,339 sf	8.65	11,591
2,000 - 2999 sf	167	2,313 sf	7.15	16,549

Electric Energy Use for Single Family Residences Sorted by Size for Five Census Tracts in and Surrounding Colony Park

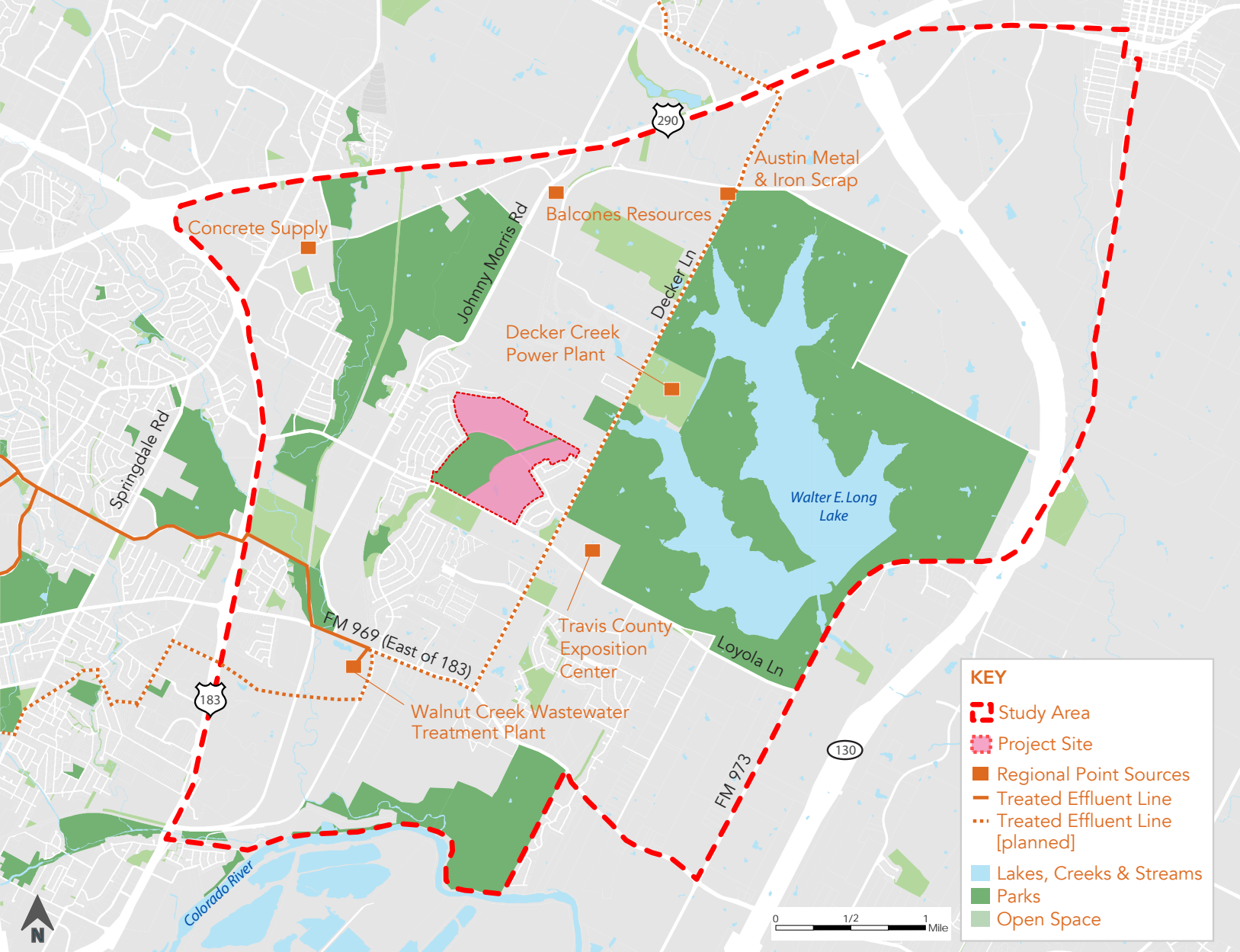
Source: Austin Energy
Date Access: 2013

Note: There are not a significant number of residences in the five census tracts that are 3000 square feet and greater in size.

Year Built	No. of Units	Mean Size	kWh/sq.ft./year	Annual kWh
Before 1980	963	1,343 sf	9.40	12,624
1980 - 1999	814	1,344 sf	9.20	12,365
2000- present	689	1,525 sf	7.98	12,169

Electric Energy Use for Single Family Residences Sorted by Date Built for Five Census Tracts in and Surrounding Colony Park

Source: Austin Energy
Date Access: 2013



Industrial Ecology Point Resources

Date Created: December 13, 2013

Source: Center for Maximum Potential Building Systems

Industrial Ecology

Industrial Ecology is the productive use of urban and industrial by-products to provide useful products and expand regional employment opportunities. The Study Area includes or is close to several facilities that represent reuse and associated employment opportunities for wastewater, solid waste, waste thermal energy, scrap metal, and methane gas.

There are also facilities that produce valuable products from by-products, including the Walnut Creek Wastewater Treatment Plant (effluent treatment and distribution) Austin Energy's Decker Lake Photovoltaic Plant, and the Balcones Resources Material Recovery Facility (MRF).

Other local point sources range from the Travis County Exposition Center, which can supply large amounts of manure for composting operations, to the waste heat potential of the Austin Energy Decker natural gas power plant.

Appendix

Referenced Studies and Reports

IMAGINEAUSTIN COMPREHENSIVE PLAN 2012
<https://austintexas.gov/sites/default/files/files/Planning/ImagineAustin/webiacpreduced.pdf>

BIOREGIONAL ONE PLANET COMMUNITIES
<http://www.oneplanetcommunities.org/about-2/>

LEED-ND GUIDELINES v2009
www.usgbc.org/resources/leed-neighborhood-development-v2009-current-version

CITY CODE OF AUSTIN 2014
<http://www.municode.com/library/tx/austin>

COMMUNITY HEALTH ASSESSMENT: AUSTIN/TRAVIS COUNTY 2012
http://www.austintexas.gov/sites/default/files/files/Health/CHA-CHIP/cha_report_8-24-12.pdf

COMMUNITY HEALTH IMPROVEMENT PLAN 2012
http://austintexas.gov/sites/default/files/files/Health/CHA-CHIP/CHIP_Draft_12-13-12.pdf

SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH'S
"HEALTHY DEVELOPMENT MEASUREMENT TOOL"
<http://www.sfindicatorproject.org/>

AUSTIN PARKS AND RECREATION LONG RANGE PLAN 2010
<http://www.austintexas.gov/page/parks-recreation-long-range-plan-land-facilities-and-programs-lrp-adopted-november-2010>

AUSTIN'S RECLAIMED WATER MASTER PLAN
http://www.weat.org/Presentations/B_31_NEWTON.pdf

MUELLER REDEVELOPMENT PLAN
<http://www.muelleraustin.com/plan/design/>

COLONY PARK COMPLETE COMMUNITY REPORT 2013
http://www.austintexas.gov/sites/default/files/files/Colony_Park/ColonyParkFinal_11-26-13.pdf

CITY OF AUSTIN 2020 BICYCLE PLAN
<http://austintexas.gov/bicycle>

CAMPO 2035 REGIONAL TRANSPORTATION PLAN 2010
http://www.connectcentraltexas.com/docs/CAMPO_2035_Plan_Adopted_May_24_2010wMods.pdf

AUSTIN RESOURCE RECOVERY PLAN 2011
https://www.austintexas.gov/sites/default/files/files/Trash_and_Recycling/MasterPlan_Final_12.30.pdf



Colony Park

Market Assessment & Analysis

Prepared for

Farr & Associates / Urban Design Group

Laura Toups, P.E., LEED AP

Urban Design Group

3600 Stoneridge Road, Suite E101

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By

Capitol Market Research, Inc.

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On

November 18, 2013

(Text Revision in response to comments: April 14, 2014)



Real Estate Research, Land Development Economics & Market Analysis

November 18, 2013

Farr & Associates/Urban Design Group
Laura Toups, P.E., LEED AP
Managing Partner
Urban Design Group
3660 Stoneridge Road, Suite E101
Austin, TX 78746

Dear Farr & Associates/Urban Design Group:

We have concluded the market assessment and analysis for approximately 208 acres located in the Colony Park neighborhood owned by the Austin Housing Finance Corporation in Austin. The primary purpose of this analysis is to establish the "baseline" market conditions for the subject property and prepare an absorption forecast that is predicated on historical trends and emerging market conditions.

The results of our analysis are provided in the report which follows. After you have reviewed the report, we invite you to call with any questions or comments that you may have.

Respectfully submitted,

CAPITOL MARKET RESEARCH

Charles H. Heimsath
President

CHH/ebr

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TABLE OF CONTENTS

TABLE OF CONTENTS	ii
LIST OF TABLES	iv
<i>Preface</i>	v
Date of Study	v
Purpose of Study	v
Function of the Report	v
Property Identification	v
Assumptions	v
Methodology	v
REGIONAL AREA ANALYSIS	1
<i>Overview</i>	2
<i>Employment Growth</i>	3
<i>Regional Population and Household Growth</i>	4
CURRENT MARKET TRENDS	8
<i>Study Area Definition</i>	9
<i>Study Area Housing Trends</i>	11
<i>Austin MSA Single Family Market & Trends</i>	13
Overview	13
Current Market Conditions	14
<i>Study Area Single Family Housing Market Conditions</i>	16
Overview	16
Current Market Conditions	21
Leasing Activity	22
<i>Austin MSA Attached Housing Market & Trends</i>	22
Overview	23
Current Market Conditions	23
<i>Study Area Attached Housing Market Conditions</i>	25
Overview	26
Leasing Activity	26
<i>Study Area Manufactured Homes Market Conditions</i>	28
Overview	28
Current Market Conditions	28
Leasing Activity	31
<i>Austin MSA Apartment Market & Trends</i>	32
Overview	32
Current Market Conditions	32

<i>Study Area Apartment Market Conditions</i>	34
Overview	35
Current Market Conditions	35
Market Rate Apartments	36
<i>Austin MSA Retail Market & Trends</i>	40
Overview	40
Current Market Conditions	40
<i>Study Area Retail Market Conditions</i>	43
Overview	43
FUTURE MARKET CONDITIONS	44
<i>Demographic Forecast</i>	45
<i>Study Area Single Family Demand</i>	46
<i>Planned Single Family Housing Projects in the Study Area</i>	47
<i>Study Area Multi-Family Unit Demand</i>	50
<i>Planned Multi-Family Projects in the Study Area</i>	50
<i>Planned Retail Sites in the Study Area</i>	53
CONCLUSIONS AND RECOMMENDATIONS	55
<i>Existing Conditions Summary</i>	56
<i>Recommendations & Future Conditions</i>	58
APPENDIX	59
<i>Certificate</i>	60
<i>CHARLES H. HEIMSATH: QUALIFICATIONS</i>	61

LIST OF TABLES

Table (1)	Historical and Projected Employment Growth: Austin MSA	4
Table (2)	Population and Household Trends: Region and Study Area	6
Table (3)	Tenure by Housing Type: Study Area	11
Table (4)	Tenure by Housing Type: Study Area and City of Austin	12
Table (5)	Tenure by Housing Type: Study Area and Austin MSA	12
Table (6)	Single Family Historical MLS Sales: Austin MSA	14
Table (7)	Residential Building Permits by Type: Austin MSA	15
Table (8)	Single Family Historical MLS Sales: Study Area	17
Table (9)	Single Family MLS Sales by Price Range: Study Area	18
Table (10)	Top 10 Selling Subdivisions based on MLS Data: Study Area	19
Table (11)	New Homes Starts: Study Area	21
Table (12)	Single Family Historical MLS Leases: Study Area	22
Table (13)	Attached Housing Historical MLS Sales: Austin MSA	25
Table (14)	Attached Housing Historical MLS Leases: Study Area	27
Table (15)	Manufactured Home Historical MLS Sales: Study Area	29
Table (16)	Austin Citywide Apartment Summary: December 1991 – June 2013	34
Table (17)	Study Area Apartment Summary: December 2000 – October 2013	36
Table (18)	Market Rate Apartment Summary: December 2000 – October 2013	38
Table (19)	Retail Market Summary: Austin MSA	42
Table (20)	Retail Inventory: Study Area	43
Table (21)	Population and Household Forecast: Study Area	45
Table (22)	Single Family Housing Demand: Study Area	46
Table (23)	Subdivisions with Lot Inventory: Study Area	48
Table (24)	Multi-Family Unit Demand: Study Area	50
Table (25)	Planned Multi-Family Development: Study Area	51
Table (26)	Planned Retail Development: Study Area	53

Preface

Date of Study

The effective date of this study and all data is November 18, 2013. The text was revised on April 14, 2014, in response to client comments and discussions with the Colony Park Neighborhood Association, Farr Associates, and Urban Design Group.

Purpose of Study

The purpose of this report is to analyze the Colony Park Sustainable Community Initiative, and to determine of the absorption potential for the proposed mix of uses based on the competitive position of the subject and an economic and demographic forecast of the growth potential in the Study Area. The property to be evaluated is located just north of Loyola Lane and west of Decker Lane.

Function of the Report

This report is to be utilized by Farr & Associates, Urban Design Group, the Austin Housing Finance Corporation, the City of Austin Neighborhood Housing and Community Development, HUD, and other interested parties to provide assistance in determining an appropriate mix of uses for the 208 acres contained in the proposed development.

Property Identification

The subject is located comprised of two parcels, both owned by the Austin Housing Finance Corporation, between Johnny Morris Road and Decker Lane, just north of Loyola Lane, in Austin, Texas.

Assumptions

1. The consultant assumes that all information and data provided by the client, the City of Austin and Travis County are correct with respect to the availability of utilities, zoning and conformance with city building codes.
2. All statements of fact in the report that are used as the basis of consultant's analyses, opinions and conclusions are true and correct to the best of consultant's knowledge and belief. Consultant shall not have responsibility for legal matters, questions of survey, opinion of title, soil or subsoil conditions, engineering or other technical matters. Any sketches prepared by the consultant and contained in the report will be included solely to aid the user of the report in visualizing the property and its location.
3. Each finding, projection, assumption or conclusion contained in the market study will be the consultant's personal opinion and will not be an assurance that such an event will or will not occur. Consultant may assume that there are no "hidden" conditions relating to the real estate that would affect consultant's analyses, opinions or conclusions.
4. The data gathered in the market study and value estimates provided in the analysis do not constitute an appraisal as defined by the Appraisal Institute. With respect to the data provided by client, consultant shall not violate the confidential information furnished to consultant.

Methodology

A feasibility study is a general term, implying analysis aimed at discovering whether or not a specific project can be carried out successfully, with success usually indicating a sufficient return on capital required to attract investors to carry out the development. This requires two basic and interdependent analyses: a market study to determine supply, demand and potential absorption rates, and a financial analysis to determine whether or not the proposed project can be economically justified over a given period of time. This market study primarily addresses the market demand, obtainable rents and absorption issues and will be used in combination with more detailed financial feasibility studies conducted by the client to determine overall project feasibility.

REGIONAL AREA ANALYSIS

Overview

The proposed development is located east of the Austin's Central Business District. The area is primarily influenced by the economic base of Austin and Round Rock and the Austin Metropolitan Statistical Area (MSA). Travis County is generally bounded on the east by Bastrop County, on the north by Williamson County, on the south by Hays County, and on the west by Burnet County. The Austin MSA is comprised of Bastrop, Caldwell, Hays, Travis and Williamson counties. According to the U.S. Bureau of the Census, the Austin MSA was the 35th largest in the United States in 2010.

Austin is the Capital of Texas, the county seat of Travis County and one of the fastest-growing cities in the country. Anchored by employment in state government and the University of Texas at Austin, the community has recently experienced a surge of growth in high tech computer-related manufacturing and software development. Austin's government and education centers help stabilize the economy during difficult economic periods because these sectors are less affected by the cyclical nature of the economy. The University and the local, state and federal government offices have provided a solid employment foundation in Austin for more than one hundred years, and together employ more than 179,400 people, about 23.1% of Austin's wage and salary jobs. The University has also been a critical factor in diversifying Austin's economy. Research and development firms are attracted to Austin by the pool of young talented graduates from the University's programs in computer science, genetics, fusion energy, astronomy, neuroscience, electromechanics and geophysics.

Along with government and education, high-technology is a third vital sector of Austin's economy. In the 1980s and early 1990s, major high-tech firms including 3M and Applied Materials came to Austin and quickly expanded, and existing firms such as IBM and Motorola also grew. Austin's high-tech sector currently includes more than 1,500 firms. According to a 2012 Greater Austin Chamber of Commerce Survey, Dell Computer Corp. is the largest private company in the region with 16,000 employees, Seton Healthcare Network is second with 11,601 employees and HEB currently has 10,263, St. David's Healthcare Partnership (7,100), IBM Corp. (6,239), Freescale Semiconductor (5,000), AT&T (3,450), Apple Computer (3,356), Advanced Micro Devices (2,933), National Instruments (2,510) and Samsung Austin Semiconductor (2,400) follow.

Employment Growth

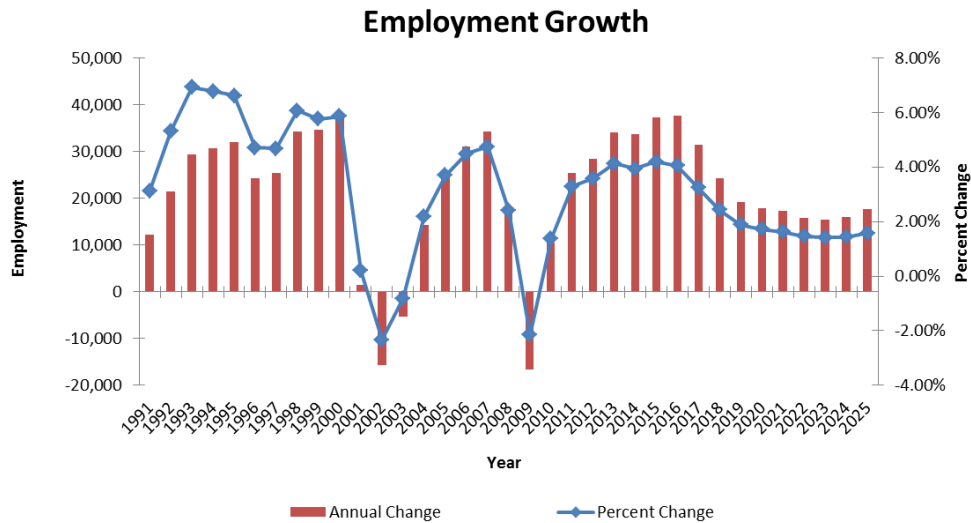
Employment growth in Austin has shown considerable volatility over the last fifteen years, primarily as a result of national and international trends which have an effect on the local economy. In 1996 the pace of employment growth seen in the early nineties slowed as a result of the worldwide glut of computer chips and concerns about the collapse of the Asian stock markets. The market regained momentum between 1998 and 2000, but the explosive growth experienced in 2000 evaporated with the national dot.com bust in 2001, and the Austin MSA actually experienced negative job growth in 2002 and 2003. Beginning at the end of 2003, the economy began to recover, and 14,400 jobs were added in 2004. The pace of growth steadily grew over the next four years, peaking at 34,100 jobs in 2007, a 4.72% annual increase. For a period of time in late 2007 and early 2008 it appeared that Austin might not be affected by the national housing crisis, but eventually the lack of credit for new lot construction, retail chain expansions and business inventory additions resulted in a decrease in new job creation in the local economy, which diminished to (-16,683) in 2009. However, the economy began a modest recovery in 2010 with 10,458 jobs added and gained momentum in 2011, with 25,425 jobs added, and in 2012, with the addition of 28,550 jobs. The most recent (May 2013) employment forecast shows the economy continuing its positive trajectory in 2013 with an increase of 34,113 jobs and in 2014 with an increase of 33,833 jobs. Table (1) on the following page provides recent employment statistics and projections for the Austin MSA. Forecasted annual increases in the Austin MSA employment for 2013 through 2025 are expected to average 2.55%. The forecast shown is from Moody's, Economy.com, Austin MSA Employment Forecast, May 20, 2013.

Table (1)
Historical & Projected Employment Growth
Austin MSA

Year	Total Wage & Salary Emp.	Annual Change	Percent Change
1990	390,600	...	...
1991	402,800	12,200	3.12%
1992	424,200	21,400	5.31%
1993	453,600	29,400	6.93%
1994	484,400	30,800	6.79%
1995	516,500	32,100	6.63%
1996	540,900	24,400	4.72%
1997	566,300	25,400	4.70%
1998	600,700	34,400	6.07%
1999	635,400	34,700	5.78%
2000	672,700	37,300	5.87%
2001	674,100	1,400	0.21%
2002	658,400	-15,700	-2.33%
2003	653,000	-5,400	-0.82%
2004	667,400	14,400	2.21%
2005	692,108	24,708	3.70%
2006	723,167	31,058	4.49%
2007	757,508	34,342	4.75%
2008	775,733	18,225	2.41%
2009	759,050	-16,683	-2.15%
2010	769,508	10,458	1.38%
2011	794,933	25,425	3.30%
2012	823,483	28,550	3.59%
2013	857,596	34,113	4.14%
2014	891,429	33,833	3.95%
2015	928,833	37,404	4.20%
2016	966,537	37,704	4.06%
2017	997,980	31,443	3.25%
2018	1,022,335	24,354	2.44%
2019	1,041,598	19,263	1.88%
2020	1,059,564	17,966	1.72%
2021	1,076,873	17,309	1.63%
2022	1,092,757	15,884	1.48%
2023	1,108,240	15,483	1.42%
2024	1,124,177	15,937	1.44%
2025	1,141,913	17,735	1.58%

Source: Texas Workforce Commission, Annual Average Wage &
Salary Employment, Adjusted Annual Average, 1990-2011
Forecasted employment increase based upon forecast obtained from
Economy.com May 20, 2013

emp_gro_2013.xls



Regional Population and Household Growth

Rapid population growth in Austin and other U.S. cities is almost always attributable to the migration of people from other areas, often because of job opportunities. The strong growth in employment, shown in the previous section, and a relatively low unemployment rate (5.2% in August 2013) means that as new jobs are created, people will continue to move into the region to take those jobs.

Between 1990 and 2000, the MSA increased by 59.9%, growing from 781,572 to 1,249,763 people. Approximately 40% of the growth in the region was captured by the City of Austin, and the City ended the decade with 656,562 people. Between 2000 and 2010, growth in the region slowed, and the City of Austin percentage growth rate dropped to 20.4%, due in large measure to the rapid growth in suburban communities in Hays and Williamson Counties.

Households in the MSA also grew at a rapid pace, increasing 55.3% in the nineties and another 37.9% between 2000 and 2010. The City of Austin actually increased its capture rate of regional household growth over the last ten years, from 28.9% in the nineties to 33.2% in the 2000 to 2010 time period.

The disparity between population and household growth throughout the region and the City of Austin is quite striking. While household size in the City of Austin has decreased slightly (from 2.40 in 2000 to 2.37 in 2010) household size in outlying areas has increased over the same time period. The simple explanation for this trend is that most “family” households are moving to suburban cities and counties, while the non-family and smaller households are choosing more urban locations in Travis County and the City of Austin. The higher cost and availability of land in Austin has resulted in a more dense development pattern and smaller units, which, in turn, attracts households with fewer people. It is likely that this trend will continue, resulting in an evolving city form most dramatically evident now in the skyline of downtown Austin.

The annexation of the City of Austin has historically followed a northwest and southwest pattern, with limited areas being annexed to the east of the city. The annexation pattern reflects the historical westward growth of the city and the limited amount of development that has occurred in the eastern portions of Austin. This trend is apparent when looking at the large amount of ETJ and Limited Purpose land to the east of Austin, which has yet to be annexed. The factors contributing to this pattern are discussed in more detail on Page 13.

Table (2)
Population and Household Trends
Region and Study Area

Area	Total Population			1990 to 2000 % Change	2000 to 2010 % Change
	1990	2000	2010		
Austin-Round Rock MSA	781,572	1,249,763	1,716,289	59.90%	37.33%
Travis County	576,407	812,280	1,024,266	40.92%	26.10%
City of Austin	465,622	656,562	790,390	41.01%	20.38%
Study Area	6,946	14,350	20,256	106.59%	41.16%

Area	Total Households			1990 to 2000 % Change	2000 to 2010 % Change
	1990	2000	2010		
Austin-Round Rock MSA	303,871	471,855	650,459	55.28%	37.85%
Travis County	264,173	320,766	404,467	21.42%	26.09%
City of Austin	217,054	265,649	324,892	22.39%	22.30%
Study Area	1,961	3,683	5,321	87.81%	44.47%

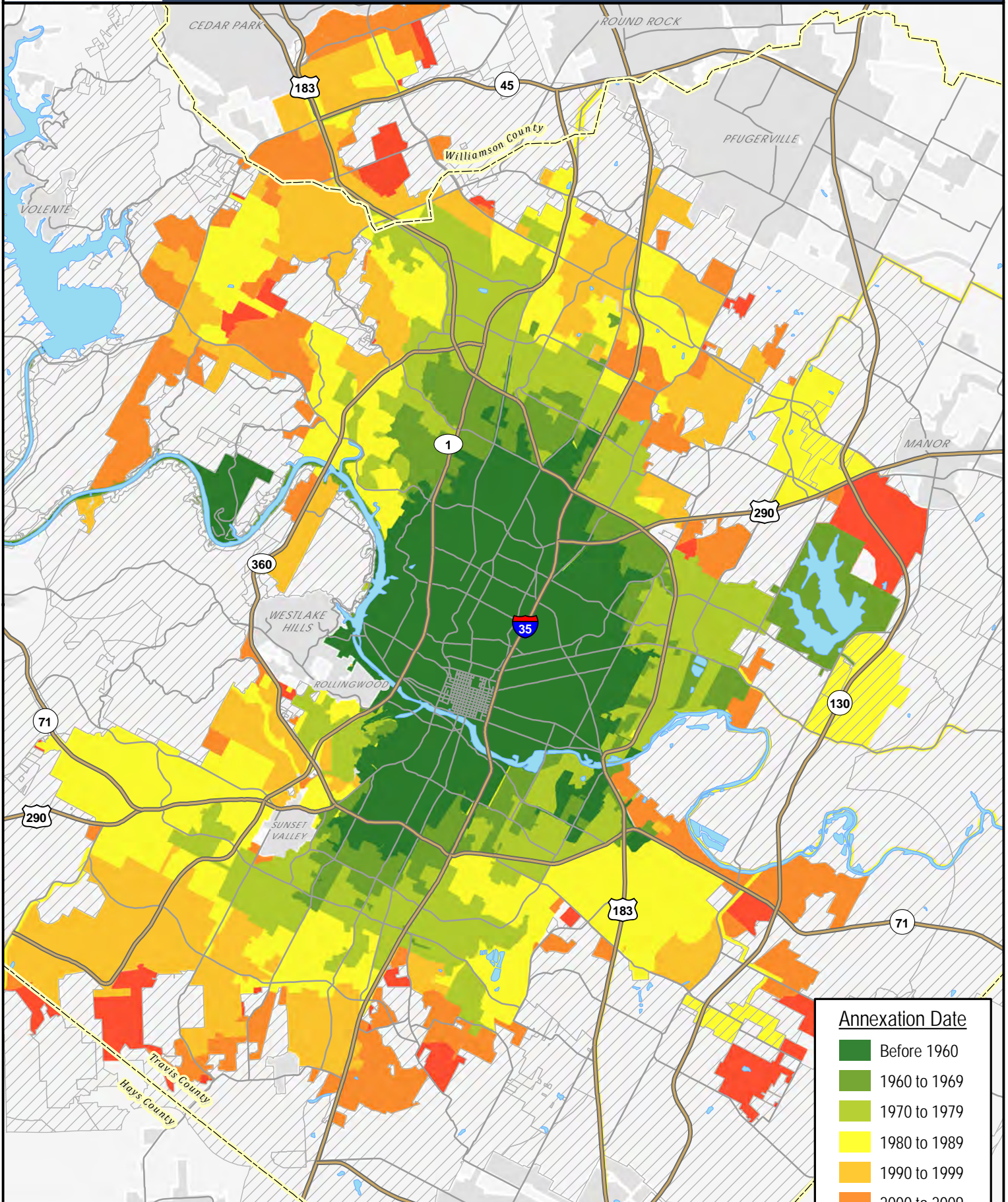
Area	Population in Households			1990 to 2000 % Change	2000 to 2010 % Change
	1990	2000	2010		
Austin-Round Rock MSA	753,802	1,212,806	1,675,416	60.89%	38.14%
Travis County	557,101	791,574	1,001,220	42.09%	26.48%
City of Austin	447,541	636,432	770,129	42.21%	21.01%
Study Area	6,795	13,282	19,080	95.47%	43.65%

Area	Household Size			1990 to 2000 % Change	2000 to 2010 % Change
	1990	2000	2010		
Austin-Round Rock MSA	2.48	2.57	2.58	3.63%	0.39%
Travis County	2.18	2.47	2.48	13.30%	0.40%
City of Austin	2.15	2.40	2.37	11.63%	-1.25%
Study Area	3.47	3.61	3.59	4.08%	-0.57%

Source: US Bureau of the Census, 1990, 2000, 2010

poptrend.xls

Prepared by Capitol Market Research, September 2013



Annexation Date

- Before 1960
- 1960 to 1969
- 1970 to 1979
- 1980 to 1989
- 1990 to 1999
- 2000 to 2009
- 2010 to 2013

CURRENT MARKET TRENDS

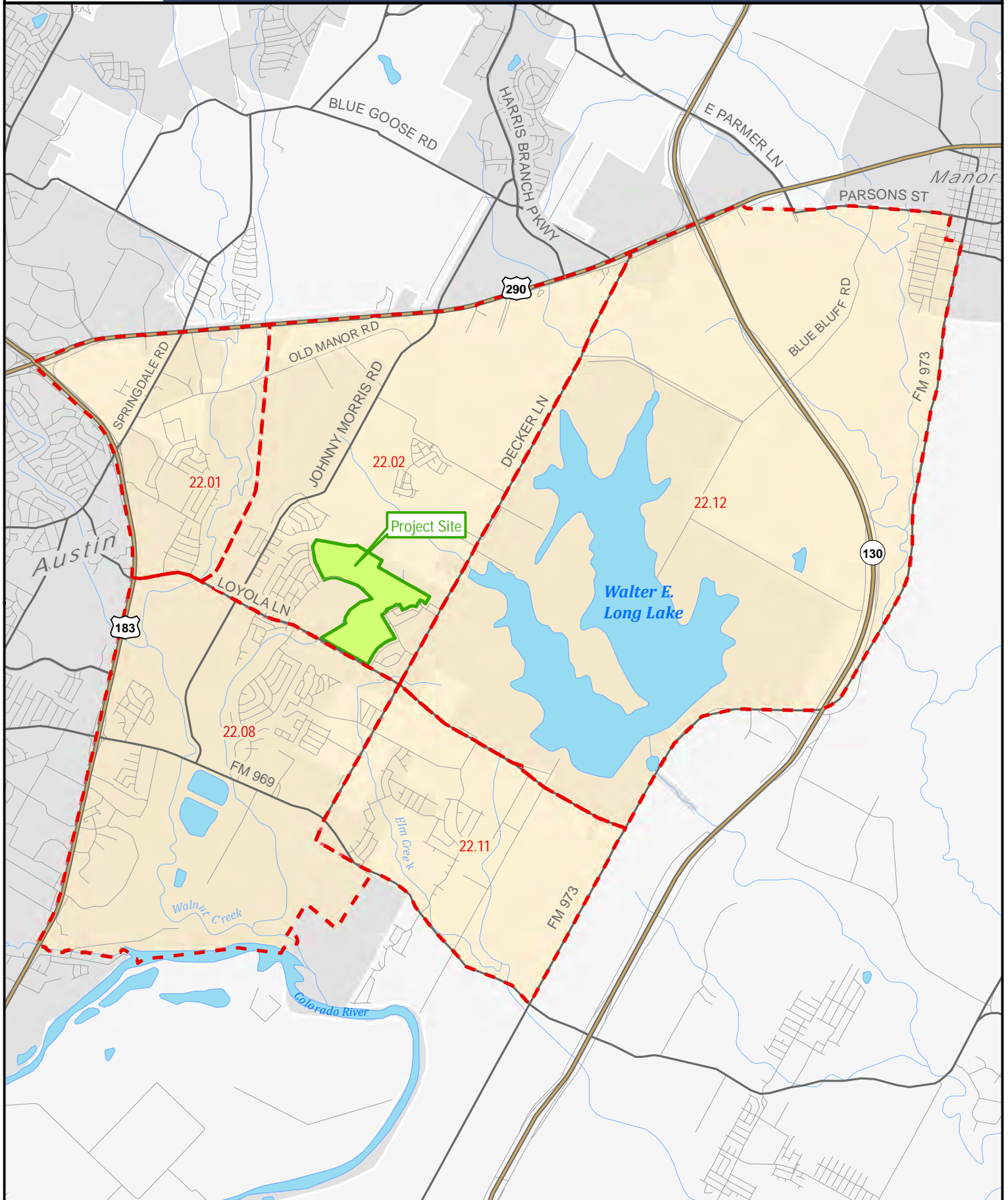
Study Area Definition

In order to accurately represent the demand for multi-family units at the subject site, regional demand must be disaggregated to the neighborhood or market area level. This process of disaggregation is often accomplished by segmenting a geographic region into small apartment market areas or neighborhoods. The market area for the subject property must be small enough to capture relevant local trends and product preferences, but it also must be large enough to capture all of the current and potentially competitive properties along with important employment and activity generators.

The subject property is located between Johnny Morris Road and Decker Lane, and just north of Loyola Lane, in the City of Austin. Land uses in the immediate area that are considered to be important include Walter E. Long Lake to the east, a mix of older and new subdivisions, light industrial facilities, large scale utility infrastructure, Austin ISD and Manor ISD schools, the Travis County Expo Center, and vacant land. When one moves from east to west within the market area, towards US Hwy 183, the area becomes more dense with residential subdivisions, some multi-family housing and convenience retail, and industrial employers.

Another important consideration for defining the market is image and market perceptions. This is often quite difficult to accomplish because one market may phase quietly into another without a clear physical or psychological barrier. The proposed development site is located east of US Highway 183, and is approximately 7 miles northeast of the central “core” of the Central Business District (“CBD”) in downtown Austin. The proposed project will likely draw a majority of its future population from employers located in Walnut Creek Business Park and along Ed Bluestein Boulevard (US Hwy 2013), in addition to the State Capital Complex and the University of Texas. The market area defined for this project is most appropriately defined as the Study Area delineated generally the Colorado River to the south, US Highway 183 to the west, US Highway 290 to the north, and FM 973 to the east.

Finally, the definition of the Study Area must take into consideration the availability of relevant information, particularly demographic area. Census tract geography is most often used to delineate market areas because the data available from the census is critical to thorough and relevant analysis of the market. This area is made up of Travis County 2010 Census tracts 22.01, 22.02, 22.08, 22.11, and 22.12.



Study Area Housing Trends

The following analysis evaluates the housing trends and current inventory for the Study Area, and compares these trends to the City of Austin and the Austin-Round Rock MSA. The data, taken from the U.S. Census's 2007-2011 American Community Survey, is based on a sample set and may not accurately reflect exact numbers. Because of this, CMR has included the data intending to portray general trends in housing types and tenure.

Study Area

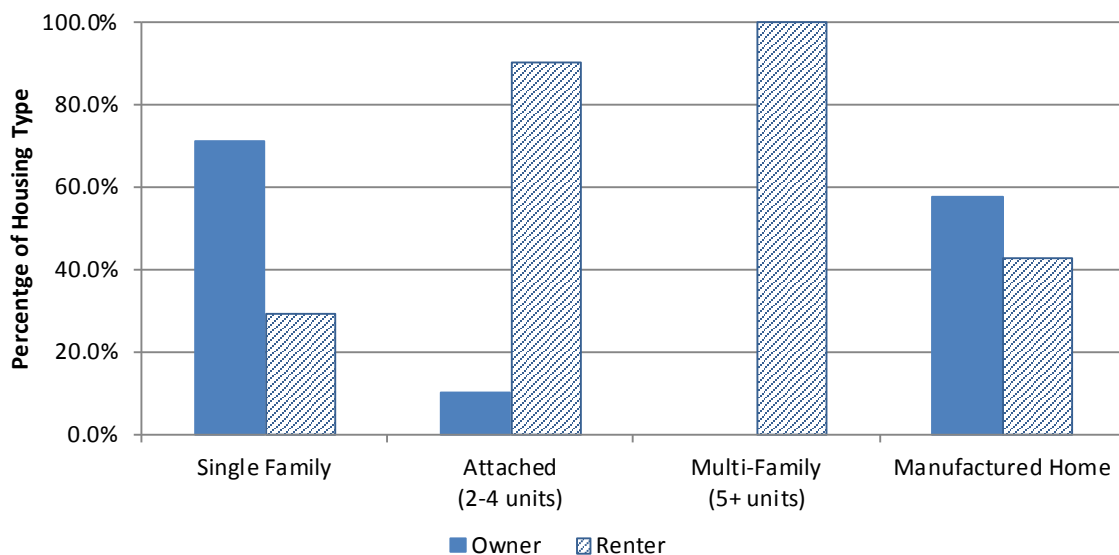
This area currently contains single family housing, attached housing (duplexes and fourplexes), multi-family housing, and manufactured homes. Table (3) below divides these four distinct housing types by tenure (owner vs. renter), using the U.S. Census's 2007-2011 American Community Survey. The study area has a large concentration of owner occupied single family housing, renter occupied attached housing, renter occupied multi-family housing, and both owner and renter occupied manufactured homes.

Table (3)
Tenure by Housing Type
Study Area

Tenure	Percentage of Housing Type			
	Single Family	Attached (2-4 units)	Multi-Family (5+ units)	Manufactured Home
<i>Owner</i>	70.9%	10.2%	0.0%	57.7%
<i>Renter</i>	29.1%	89.8%	100.0%	42.3%
% by Housing Type	58.8%	12.7%	8.4%	20.0%

Capitol Market Research, November 2013

Data compiled from US Census 5-year Survey, 2007-2011



Study Area and City of Austin

The study area has a high percentage of single family housing, although more people tend to rent a single family home in the study area than in the City of Austin (29.1% vs 17.1%). The same trend occurs with attached housing, with 89.8% renting in the study area, in contrast with the 77.3% renting attached housing within the City of Austin. Multi-Family housing in the study area is only 8.4% of the total housing stock, while in the City it makes up a much higher 37.1%. On the other hand, manufactured housing makes up 20% of housing in the study area with the majority of these households being owner. Only 1.4% of housing in the City of Austin are manufactured homes.

Tenure by Housing Type
Study Area and City of Austin

Tenure	Percentage of Housing Type							
	Single Family		Attached		Multi-Family		Manufactured Home	
	Study Area	City of Austin	Study Area	City of Austin	Study Area	City of Austin	Study Area	City of Austin
<i>Owner</i>	70.9%	82.9%	10.2%	22.7%	0.0%	4.0%	57.7%	56.6%
<i>Renter</i>	29.1%	17.1%	89.8%	77.3%	100.0%	96.0%	42.3%	43.4%
% by Housing Type	58.8%	48.5%	12.7%	13.0%	8.4%	37.1%	20.0%	1.4%

Capitol Market Research, November 2013

tenure.xls

Data compiled from US Census 5-year Survey, 2007-2011

Study Area and Austin-Round Rock MSA

In comparison to the Austin-Round Rock MSA, the study area has higher percentages of renters versus owners, for all housing types. Overall, the percentage of people who rent their single family homes in the study area is slightly higher at 29.1%, as compared to 14.4% for the Austin MSA. The study area has a higher percentage of attached housing and manufactured housing, and a much lower occurrence of multi-family housing, compared with the Austin MSA.

Table (5)

Tenure by Housing Type
Study Area and Austin-Round Rock MSA

Tenure	Percentage of Housing Type							
	Single Family		Attached		Multi-Family		Manufactured Home	
	Study Area	Austin-Round Rock MSA	Study Area	Austin-Round Rock MSA	Study Area	Austin-Round Rock MSA	Study Area	Austin-Round Rock MSA
<i>Owner</i>	70.9%	85.6%	10.2%	21.4%	0.0%	3.3%	57.7%	68.6%
<i>Renter</i>	29.1%	14.4%	89.8%	78.6%	100.0%	96.7%	42.3%	31.4%
% by Housing Type	58.8%	61.3%	12.7%	9.5%	8.4%	24.1%	20.0%	5.0%

Capitol Market Research, November 2013

tenure.xls

Data compiled from US Census 5-year Survey, 2007-2011

Austin MSA Single Family Market & Trends

Overview

Every community that experiences growth over time develops distinct patterns of residential and commercial development. These patterns may change over time due to economic circumstances, they may be altered by government intervention, or they may be redirected due to natural or man-made barriers. Ever since its incorporation in 1856, Austin has had a tendency to grow north, and as topography allowed, to the west. The northwest sectors are somewhat more expensive to develop, which has led to the growth of higher-income housing in these areas. Less expensive housing has traditionally located east of the Balcones Fault Line, which roughly parallels IH-35. This trend is due in part to the City of Austin's 1928 Master Plan, which designated a "Negro District" east of East Avenue (now Interstate 35) and designated much of the zoning to industry, transportation, and public facilities.¹ Government regulations in Austin are generally more restrictive than those in suburban cities, the consequence of which is that many developers have chosen to create new communities in other cities throughout the region. Finally, the hills and lakes of western Travis County, while very desirable, create barriers to the extension of utilities and efficient transportation. As a consequence, the communities that have been developed have been lower-density, higher priced with resort style amenities such as marinas, golf courses and tennis courts. Communities, such as Hutto and Manor, have been successful in attracting homebuyers to their market areas due to the availability of more affordable housing, attractive master planned communities and less traffic congestion on the east side of IH-35.

Central Texas did not experience the rapid price escalation that occurred in many of the major metro areas throughout the United States and therefore, the Austin area has not experienced the drastic imbalance of mortgage debt to property value seen in other parts of the country. According to First American Corelogic, at the end of 2012, 21.5% of all residential properties with a mortgage were in negative equity, meaning that the property value was less than the loan amount. In Texas, the rate is less than half the national average at 8.5%.

Until recently, the Austin MSA had experienced a long period of steady growth in terms of existing home sales volume and price escalation. The Austin MSA experienced an increase in the number of home sales from 2003 through 2006, with declines beginning in 2007, due to the national recession. After 2010, the housing market in the Austin MSA began to regain momentum, and the largest annual increase took place between 2011 and 2012, when annual home sale grew by 19.5%. Average home prices have followed a similar pattern as home sales, with increases through 2006 and slight drops in 2007 and 2008. However, starting in 2009 the average sales price began to increase, and has currently increased by 7.76% between 2012 and the current average home sales price of \$294,507 (September 2013).

¹ Lyndon B. Johnston School of Public Affairs. (2007). *Community Change in East Austin*. Austin, TX.

Table (6)
Single Family Historical MLS Sales
Austin MSA

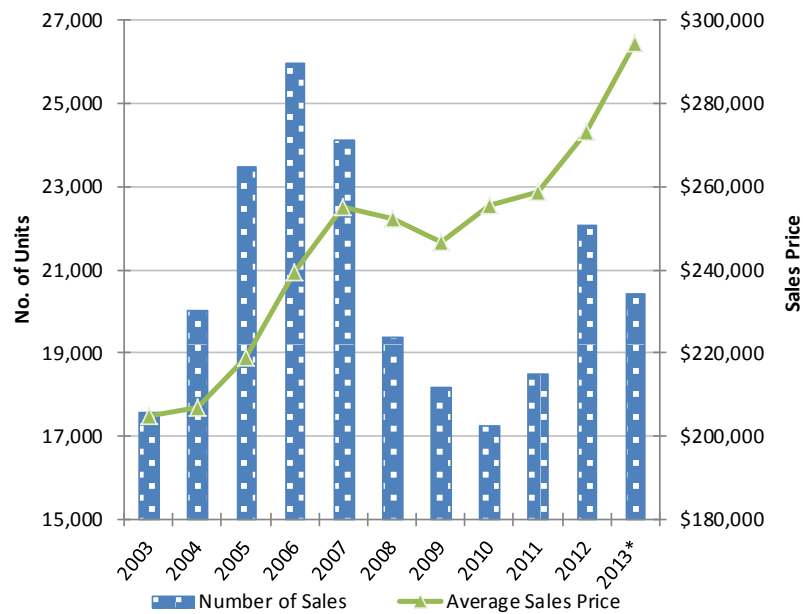
Year	Number of Sales	Average Sales Price	Average SF	Average \$/SF	Average DOM
2003	17,564	\$204,991	1,952	\$105	61
2004	20,028	\$206,754	1,969	\$105	68
2005	23,502	\$218,814	1,989	\$110	66
2006	25,959	\$239,452	2,029	\$118	58
2007	24,112	\$255,039	2,008	\$127	57
2008	19,382	\$252,390	1,941	\$130	66
2009	18,178	\$246,449	1,956	\$126	74
2010	17,271	\$255,498	2,077	\$123	72
2011	18,491	\$258,646	2,120	\$122	78
2012	22,091	\$273,295	2,135	\$128	62
2013*	20,449	\$294,507	2,134	\$138	44

Source: Austin Board of Realtors, MLS Database

sf_sum.xls

*Through September 30, 2013

Prepared by Capitol Market Research, October 2013



Current Market Conditions

Although there was a dramatic drop in building permit activity in 2009 and 2010, due to the housing bubble and mortgage crisis that affected the country, since 2010 the Austin MSA had recovered and permitting activity continues to increase. Between 2011 and 2012, single family permits jumped 24.6%, and according to the Texas A&M Real Estate Center, as of August 2013, there were already 6,288 single family housing permits issued in the Austin MSA. According to several housing reports, the Austin market is one of the least likely to see a drop in prices in the next two years, largely due to our continued positive job growth. In addition, builders in the Austin region have been able to control their new home inventory better than in most parts of the country, illustrated by growing single family home starts in the region. Table (7) below documents the building permit activity in the Austin MSA through October 2013.

Table (7)
Residential Building Permits by Type
Austin MSA

Year	Single Family Permits	2-4 Family Permits	5+ Family Permits	Total Units
2003	12,116	715	2,499	15,330
2004	14,309	600	3,106	18,015
2005	17,346	634	5,261	23,241
2006	17,615	1082	7,399	26,096
2007	12,120	881	6,902	19,903
2008	7,710	270	3,812	11,792
2009	6,678	31	2,049	8,758
2010	6,200	296	2,290	8,786
2011	6,231	81	3,927	10,239
2012	8,261	132	11,117	19,510
2013*	8,074	372	8,814	17,260
Total	116,660	5,094	57,176	178,930
% of Total Units	65.2%	2.8%	32.0%	100.0%

Source: Real Estate Center at Texas A&M University

sf_sum.xls

Capitol Market Research, April 2014

*Through October 2013

Study Area Single Family Housing Market Conditions

Overview

The single family building stock in the Study Area is mostly comprised of starter homes in production builder subdivisions, such as the Centex community Woodland Hills, and subdivisions with an older existing housing stock, such as Colony Park and Craigswood. Agave, a higher end “modern” home subdivision in the Meadows at Trinity Crossing, was partially completed before going bankrupt in 2012 (detailed in the “Future Market Conditions” section). In addition, there are older townhome and duplex style attached housing in areas such as Las Cimas, multiple manufactured home subdivisions, and an R.V. Park, all of which will be detailed in the following two sections. Currently (October 30, 2013), according to MLS, there are only four new, single family homes available for sale in the Study Area, but a total of 114 new and previously owned homes have sold in 2013 through the end of October. Table (8) on the following page details the historical sales of single family homes in the study area, from 2003 through October 2013, and Table (9) breaks down these historical sales by price range.

Table (8)
Single Family Historical MLS Sales
Study Area

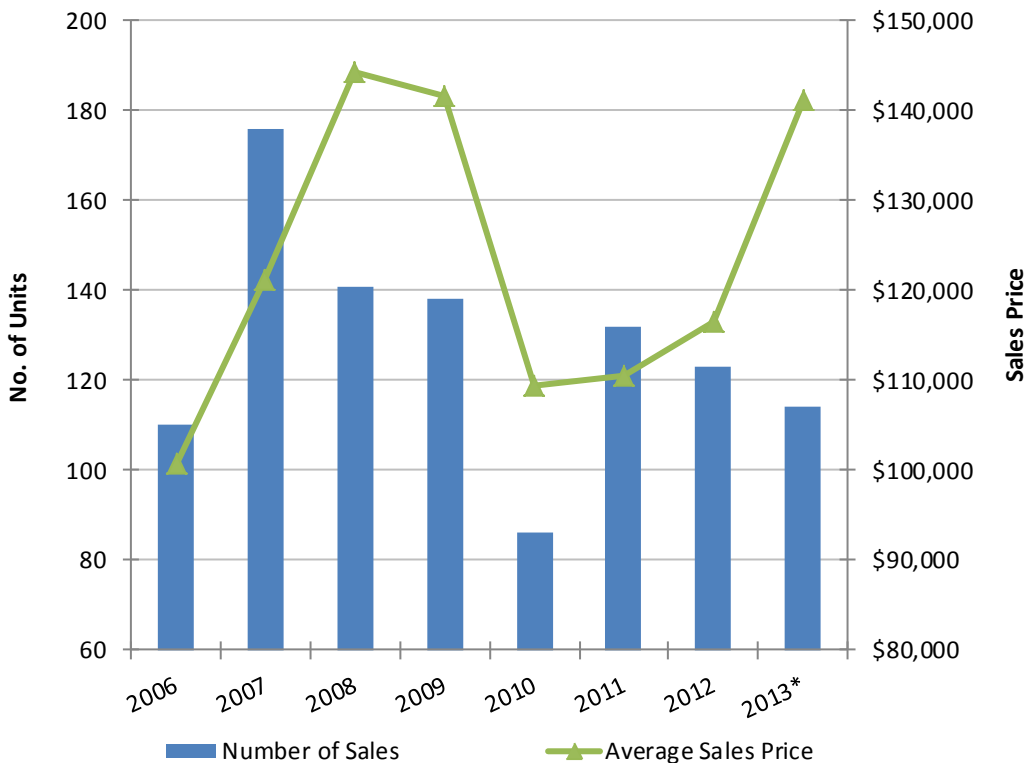
Year	Number of Sales	Average Sales Price	Average SF	Average \$/SF	Average DOM
2003	56	\$85,580	1,034	\$82.77	67
2004	89	\$80,453	1,091	\$73.74	98
2005	105	\$83,631	1,288	\$64.93	89
2006	110	\$100,679	1,312	\$76.74	78
2007	176	\$121,291	1,444	\$84.00	72
2008	141	\$144,386	1,617	\$89.29	81
2009	138	\$141,678	1,538	\$92.12	117
2010	86	\$109,464	1,543	\$70.94	80
2011	132	\$110,484	1,493	\$74.00	111
2012	123	\$116,554	1,518	\$76.78	93
2013*	114	\$141,159	1,558	\$90.60	64

Source: Austin Board of Realtors, MLS Database; Search area based on Census Tracts

sf_sum.xls

*Through September 30, 2013

Prepared by Capitol Market Research, October 2013



Between January 2003 and September 2013, according to MLS, there were a total of 1,270 single family home sales in the Study Area, at an average sales price of \$116,135. In 2007, home sales reached a peak of 176 sales at an average price of \$121,291. Between 2008 and 2009, sales declined but prices increases to a historic high of \$144,386 in 2008. In 2009 and 2010, prices and sales decreased drastically. Since 2010 the housing market in the Study Area has continued to rise, with 114 houses at an average price of \$141,159 sold in the market area through the end of September 2013. Most of the housing sales have historically occurred in the \$75,000 to \$150,000 price range, with an increase in the variety of prices, shown in Table (9).

Table (9)
Single Family MLS Sales by Price Range
Study Area

Sale Price	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013*	Total
<\$50,000	4	4	6	1	1	...	4	5	8	7	1	41
\$50,000-\$74,999	13	41	23	15	19	8	12	14	32	20	11	208
\$75,000-\$99,999	25	24	58	56	56	39	10	16	14	17	16	331
\$100,000-\$124,999	11	19	10	18	32	17	47	32	49	20	10	265
\$125,000-\$149,999	3	1	8	13	23	16	14	7	14	45	39	183
\$150,000-\$174,999	...	...	...	5	27	30	18	7	5	5	22	119
\$175,000-\$199,999	...	...	...	...	13	15	4	1	...	...	3	36
\$200,000-\$224,999	...	...	...	...	...	4	9	...	1	3	2	19
\$225,000-\$249,999	...	...	...	1	...	3	8	1	1	3	2	19
\$250,000-\$274,999	...	...	...	1	1	1	5	...	4	3	3	18
\$275,000-\$299,999	...	...	...	...	2	4	4	2	4	...	2	18
\$300,000-\$324,999	...	...	...	...	1	1	1	1	...	...	2	6
\$325,000-\$349,999	...	...	...	...	...	1	2	...	...	...	...	3
\$350,000-\$374,999	...	...	...	...	1	...	...	...	...	...	...	1
\$375,000-\$399,999	...	...	...	...	...	1	...	...	...	...	...	1
\$400,000-\$424,999	...	...	...	...	...	...	...	...	...	...	...	0
\$425,000-\$449,999	...	...	...	...	...	...	...	...	...	...	1	1
\$450,000-\$474,999	...	...	...	...	...	...	...	...	...	...	...	0
\$475,000-\$499,999	...	...	...	...	...	...	...	...	...	...	...	0
\$500,000 +	...	...	...	...	...	1	...	...	...	...	...	1
Total	56	89	105	110	176	141	138	86	132	123	114	1,270

Source: Austin Board of Realtors Multiple Listing Service, MLS January 1, 2003 - September 30, 2013

Residential.xls

*Through September 30, 2013

Compiled by Capitol Market Research, November 2013

Table (10) below provides detail on existing home sales from 2004 through September 2013 in the top ten selling subdivisions in the Study Area. Meadows at Trinity Crossing (including Agave) has dominated the area, attaining market shares ranging from 14.6% to 31.2%, and a market share of sales of 23.1% over the entire period. Wildhorse Creek has the second largest market share, ranging from 10.0% to 29.3%, and capturing a total of 18.4% from 2004 to September 2013.

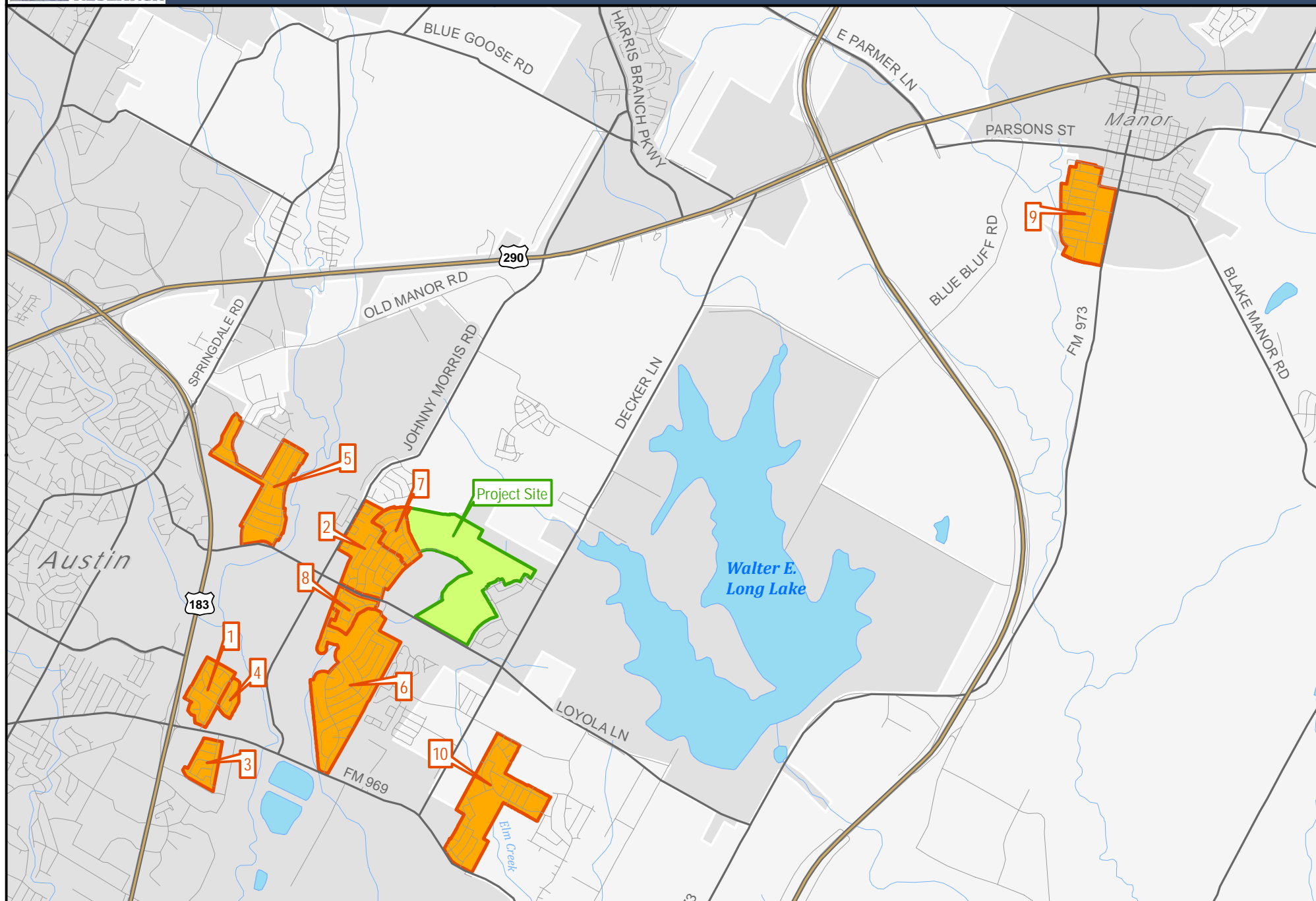
Table (10)
Top 10 Selling Subdivisions based on MLS Sales
Study Area

Map No.	Subdivision Name	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013*	Total
1	<i>Cavalier Park</i>	11	10	10	10	5	5	5	5	3	5	69
2	<i>Colony Park</i>	12	13	14	25	12	7	12	8	11	11	125
3	<i>Craigswood</i>	2	4	10	2	2	1	3	2	3	...	29
4	<i>Heritage Park</i>	8	7	8	1	3	4	...	...	2	3	36
5	<i>Las Cimas</i>	6	9	9	12	6	8	3	9	6	4	72
6	<i>Meadows at Trinity Crossing (including Agave)</i>	13	21	30	45	29	43	18	34	27	21	281
7	<i>Meadows of Walnut Creek</i>	12	10	9	13	5	5	2	6	3	3	68
8	<i>Park Place</i>	5	6	1	7	2	3	2	1	1	2	30
9	<i>Wildhorse Creek</i>	12	16	11	18	25	26	19	32	36	28	223
10	<i>Woodland Hills</i>	...	...	...	27	46	32	18	26	23	30	202
	Other Subdivisions	8	9	8	16	6	4	4	9	8	7	79
	Total	89	105	110	176	141	138	86	132	123	114	1,214

Source: Austin Board of Realtors Multiple Listing Service

residential.xls

*Through September 2013



Current Market Conditions

Between January 2006 and third quarter 2013, there were 3 subdivisions, which taken together, comprised the majority of the new home starts in the Study Area. Wildhorse Creek and Woodland Hills are the two subdivisions that have dominated the market, achieving a market share that averages 19.46% for Wildhorse Creek and 65.27% for Woodland Hills. Meadows at Trinity Crossing, including the Agave section, has captured 15.27% of new homes starts.

Table (11)
New Home Starts
Study Area

Subdivision Name	Year							Total
	2007	2008	2009	2010	2011	2012	2013*	
<i>Meadows at Trinity Crossing (including Agave)</i>	53	9	1	5	31	3	...	102
<i>Wildhorse Creek</i>	2	...	...	24	23	34	47	130
<i>Woodland Hills</i>	97	85	78	27	43	44	62	436
Totals	152	94	79	56	97	81	109	668

Source: Capitol Market Research, November 2013

City of Austin, Travis County, CAMPO, Metrostudy

*Through Q3 2013

New Connections.xls

Leasing Activity

The Study Area offers opportunities for investment in property and housing, at a price which is much lower than other more established parts of Austin. Consequently, many homes in the area are owned by investors who offer their homes available for lease. Many of these areas, such as Las Cimas, have been plagued by “absentee” landlords, who own the property but neglect to maintain the property for their tenant. Table (x) below, details single family housing listed for lease MLS from 2003 through September 2013. During this time, a total of 673 single family house leases were closed through MLS, at an average gross rate of \$1,100, or \$0.75 per square foot. The leasing activity in the area has remained fairly consistent from 2006 through 2012, as investment opportunities in the area have arisen. Sometimes these opportunities are a result of foreclosure and, unfortunately, many times the buyer simply offers the home for rent without thoroughly checking the tenant’s credit rating and criminal background.

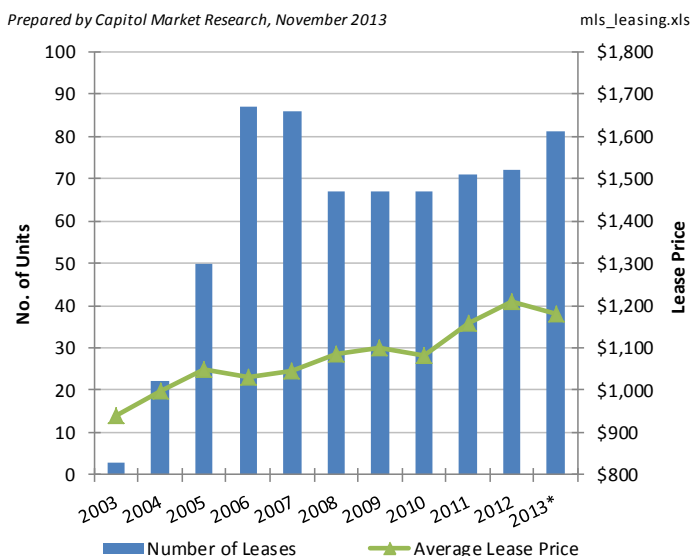
Table (12)
Single Family Historical MLS Leases
Study Area

Year	Number of Leases	Average Lease Price	Average SF	Average \$/SF	Average DOM
2003	3	\$940	1,133	\$0.83	21
2004	22	\$999	1,131	\$0.88	53
2005	50	\$1,047	1,605	\$0.65	94
2006	87	\$1,032	1,468	\$0.70	61
2007	86	\$1,045	1,453	\$0.72	58
2008	67	\$1,085	1,483	\$0.73	46
2009	67	\$1,098	1,499	\$0.73	47
2010	67	\$1,083	1,414	\$0.77	50
2011	71	\$1,158	1,492	\$0.78	41
2012	72	\$1,208	1,513	\$0.80	64
2013*	81	\$1,179	1,447	\$0.82	19

Source: Austin Board of Realtors, MLS Database; Search area based on Census Tracts

*Through September 30, 2013

Prepared by Capital Market Research, November 2013



Austin MSA Attached Housing Market & Trends

Overview

Historically, attached housing² projects in the Austin MSA have been clustered in the central city, mostly in neighborhoods close to downtown, the Arboretum area and the University of Texas. Over the last few years, that area has expanded to include more neighborhoods such as Tarrytown, Bouldin Creek, Travis Heights, Barton Creek, Lakeway, East Austin and the Central Business District (CBD). The combination of strong consumer demand for housing and the rapid escalation of land prices in desirable neighborhoods has provided opportunities for new, higher density housing options. The most viable, and perhaps most successful, emerging market is the CBD. Since 2000, almost 2,700 new condominiums have been completed and absorbed, and many units have sold for prices that exceed \$400 per square foot.

The current market trend has a solid footing in basic land economic fundamentals, unlike the condominium construction boom in the mid-eighties, which was fueled by favorable income tax treatment of “passive” real estate investments. In addition to rising single-family home prices, the demand for higher density housing has a strong demographic basis in ageing baby-boomer households and busy young professionals.

In the late nineties there were almost no attached housing projects for sale in Austin. Then in 2000, suburban construction began with the Courtyard Homes at Cobblestone (59 units) and Bouldin Creek Condominiums (33 units). Both projects were enthusiastically received by the young professional homebuyer and sold out quickly. Liberty Hill was also built in 2000, and sold rapidly to both young professionals and the empty nesters that live in the Westlake area. The success of these three projects enticed other developers to explore the market, and most of the new suburban product developed since then has been well received. In roughly the same time period, the downtown condominium market emerged, expanding from two small “adaptive reuse” projects on East Fifth St., to several new condominium towers.

Current Market Conditions

As discussed above, the attached housing market in the Austin area is rapidly gaining strength and is emerging as an important segment of the new home market. Since 2000, the number of new attached housing permits issued annually by the City of Austin increased from 437 to 1,202 in 2008. Due to the national recession and credit constraints, the number of new units permitted in 2009 dropped to 450. The total units permitted in 2010 fell even lower (345), but picked back up in 2011 with 434 new units permitted, and has continued to rise with 554 townhome/condominium units permitted in the first half of 2013. Attached housing sales, as a percentage of total MLS home sales, have fluctuated over the past few years within a narrow range between 8% and 11%, with an average of 9.7%. This percentage is likely to increase over the next few years as more product is brought to the market.

² Capitol Market Research defines “Attached Housing” as duplex, triplex, fourplex, townhome or condominium units.

Historically, as demand increased and new, more expensive units were introduced to the market, the average unit sales price of existing units also increased from \$137,711 in 2000 to a high of \$210,602 in 2007. In 2009, the average price dropped to \$176,026 and has continued to rise since then, with the current (September 2013) average sale price of existing attached housing in the Austin MSA at \$244,814, or \$193 per square foot.

One of the most interesting aspects of this higher density market is the degree to which homebuyers are accepting new innovative product, whether it is stark urban lofts in East Austin (The Pedernales), or elegant stone townhomes in South Austin (Kinney Muse) or expensive high-rise condominiums (The Austonian and the Residences at the Four Seasons).

There are currently several new projects under construction or in the initial preconstruction sales period. Most of these projects are located in central city neighborhoods on major arterials close to downtown, but there are also a number of new projects in suburban locations like Cedar Park, Georgetown, Lakeway and Round Rock.

Table (13)
Attached Housing Historical MLS Sales
Austin MSA

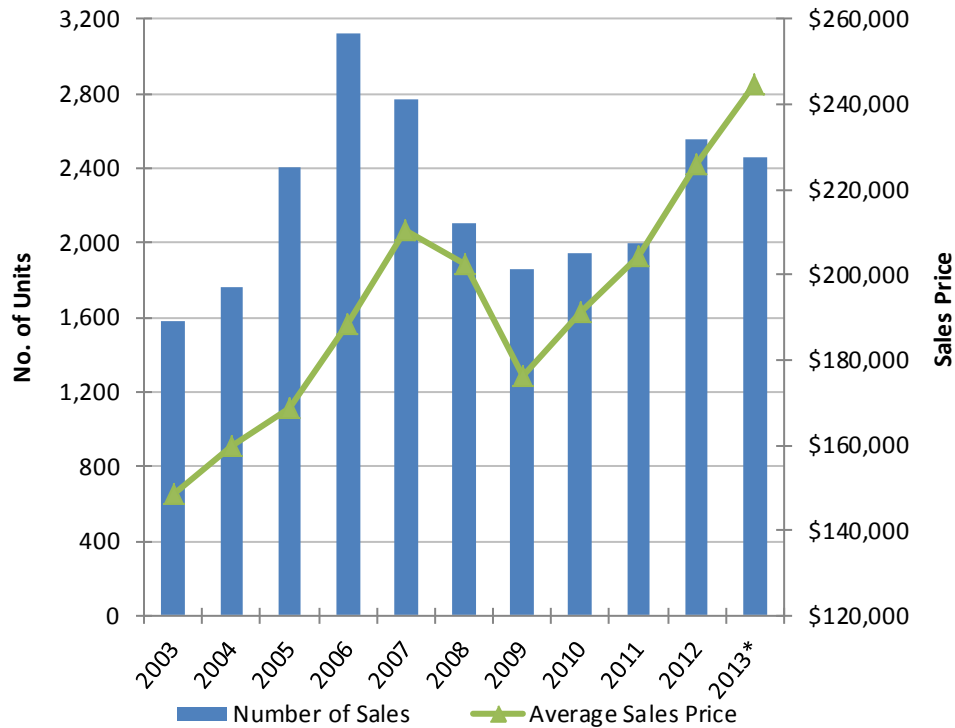
Year	Number of Sales	Average Sales Price	Average SF	Average \$/SF	Average DOM
2003	1,576	\$148,706	1,240	\$120	64
2004	1,765	\$159,606	1,274	\$125	81
2005	2,399	\$168,652	1,254	\$134	74
2006	3,123	\$188,212	1,227	\$153	58
2007	2,767	\$210,602	1,268	\$166	53
2008	2,103	\$202,649	1,215	\$167	72
2009	1,860	\$176,026	1,166	\$151	82
2010	1,945	\$191,274	1,241	\$154	80
2011	1,997	\$204,103	1,264	\$161	89
2012	2,550	\$225,877	1,311	\$172	70
2013*	2,459	\$244,814	1,270	\$193	47

Source: Austin Board of Realtors, MLS Database

condo_sum.xls

*Through September 30, 2013

Prepared by Capitol Market Research, October 2013



Study Area Attached Housing Market Conditions

Overview

Currently, the Study Area does not contain any subdivisions selling new units that are classified as attached housing. However, there are a number of older attached housing communities, predominately duplexes and fourplexes in subdivisions such as Las Cimas, Colony Meadows, and Lakeside Hills. The majority of this housing was built in the 1970s and 1980s and deferred maintenance of these units has become a chronic problem. There is a limited amount of new attached housing on the west side of US Highway 183, which becomes more prevalent closer to IH 35 at the beginning of Austin's Central Core. However, as development land prices increase and vacant lots are developed, pressure will begin to push outward and east of US Highway 183, and attached housing construction in the area could begin and become an important component of the new housing stock.

Leasing Activity

Although the area does not have any "active" subdivisions with new attached housing units, there are a large number of previously built units that are leased. These types of units are also plagued by "absentee" landlords, who do not maintain their properties, and therefore these areas often have the appearance of being in disrepair. Listed below is the MLS Leasing activity for all attached housing properties in the market area. From 2003 through September 2013, there were a total of 181 leases made through MLS that were classified as either duplexes or fourplexes. The average gross lease rate from 2003 through September 2013 is \$816 for a 1,079 square foot attached unit, or \$0.76 per square foot. The leasing activity in the Study Area peaked in 2007, mirroring the housing trend in the Austin MSA, with leasing activity falling in number and price in 2008 with the onset of the national recession. However, from 2009 through 2012, the number of leases has remained steady at an average of 23 leases a year, for an average of \$0.74 per square foot. An overview of this leasing activity can be found in Table (14) on the following page³.

³ Las Cimas duplexes were listed as detached single family housing in MLS, and are listed in the "Single Family Historical MLS Leases (Table (12)).

Table (14)
Attached Housing Historical MLS Leases
Study Area

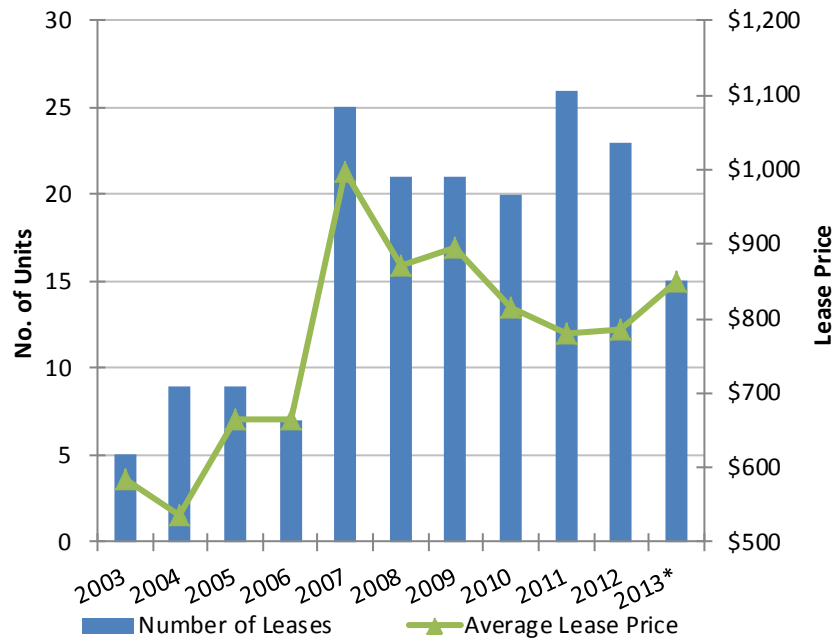
Year	Number of Leases	Average Lease Price	Average SF	Average \$/SF	Average DOM
2003	5	\$585	853	\$0.69	73
2004	9	\$536	958	\$0.56	49
2005	9	\$664	988	\$0.67	105
2006	7	\$664	880	\$0.75	113
2007	25	\$997	1,177	\$0.85	118
2008	21	\$871	1,054	\$0.83	86
2009	21	\$896	1,159	\$0.77	75
2010	20	\$816	1,128	\$0.72	109
2011	26	\$780	1,064	\$0.73	69
2012	23	\$784	1,069	\$0.73	44
2013*	15	\$849	1,115	\$0.76	21

Source: Austin Board of Realtors, MLS Database; Search area based on Census Tracts

*Through September 30, 2013

Prepared by Capitol Market Research, November 2013

mls_leasing.xls



Study Area Manufactured Homes Market Conditions

Overview

In contrast to other Austin area markets, the Study Area has a large number of manufactured home subdivisions, according to the U.S. Census 2007-2011 ACS data (Table (3)), 20.0% of the existing occupied housing stock is made up of manufactured homes. The market area is home to a large number of lower to mid-income families, and this housing option offers an opportunity of home ownership or rental units at a lower price than other housing types. There are currently 8 larger manufactured home parks in the market area, one (Scenic Point) of which is classified as a subdivision, in which the lot is also owned by the manufactured home owner. The rest fall into a more traditional manufactured home setting, in which the land is owned by an investor who leases the lot to the homeowner. These manufactured home subdivisions have a mixture of people who either own or rent the home. In addition, there is one R.V. Park, and other manufactured homes which are scattered throughout the Study Area but not in a larger, multiple lot subdivision. The locations of these subdivisions are shown in the map on Page 30.

Current Market Conditions

Between January 2003 and September 2013, according to MLS, there were a total of 93 manufactured home sales in the Study Area, at an average sales price of \$45,809. Between 2003 and 2007, manufactured home sales averaged 19 sales per year. This data only reflects sales within the market area, not new homes purchased at a manufactured home dealership, and then moved to the permanent home site location. After 2007, sales declined drastically and have remained at an average of only 5 sales per year. A summary of sales may be found in Table (15) on the following page.

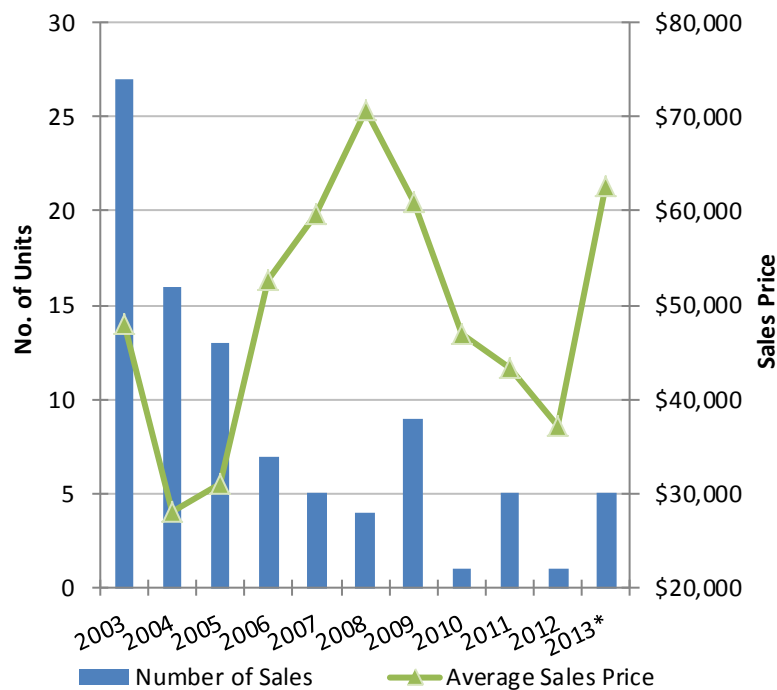
Table (15)
Manufactured Home Historical MLS Sales
Study Area

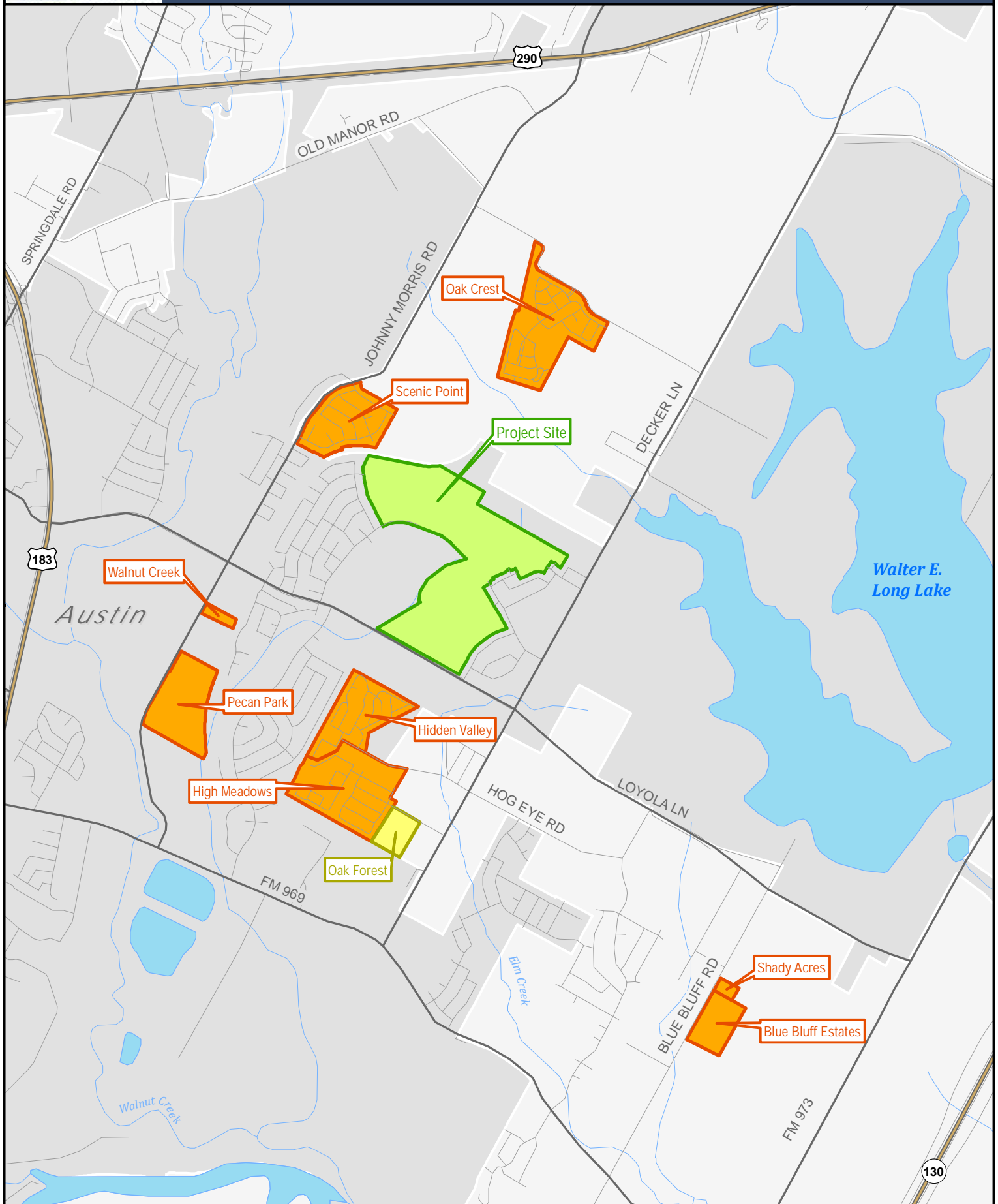
Year	Number of Sales	Average Sales Price	Average SF	Average \$/SF	Average DOM
2003	27	\$47,933	1,455	\$32.94	42
2004	16	\$28,155	1,306	\$21.56	41
2005	13	\$31,143	1,396	\$22.31	31
2006	7	\$52,624	1,704	\$30.89	47
2007	5	\$59,570	1,651	\$36.08	55
2008	4	\$70,625	1,632	\$43.28	178
2009	9	\$60,944	1,514	\$40.26	119
2010	1	\$47,000	1,456	\$32.28	125
2011	5	\$43,257	1,352	\$31.99	68
2012	1	\$37,100	1,568	\$23.66	7
2013*	5	\$62,620	1,581	\$39.62	31

Source: Austin Board of Realtors, MLS Database; Search area based on C sf_sum.xls

*Through September 30, 2013

Prepared by Capitol Market Research, November 2013





Leasing Activity

A historical survey done through MLS by Capitol Market Research yielded a total of six manufactured home leases from 2003 through September 2013. The U.S. Census 2007-2011 ACS tenure data of the Study Area, shown previously in Table (3), suggests that over 450 people rent manufactured homes. Because of this, CMR has concluded that the MLS system is not widely utilized in order to rent this product type, and therefore does not show significant and meaningful data.

Austin MSA Apartment Market & Trends

Overview

Traditionally, apartment projects in Austin have been clustered near activity centers, major employers and the university areas. Examples of this phenomenon include the cluster of apartments near IBM, Dell, Abbott Labs and Seton Hospital as well as the apartments surrounding the University of Texas, St. Edwards University, and the various Austin Community College campus locations. In the recent past, the Central Business District has had relatively few residential rental units. However, since 2009 and 2010, several new communities were developed within the area, with construction continuing into 2013.

Market conditions in the Austin area multi-family market were volatile in the eighties, when an apartment construction boom caused dramatic overbuilding in 1985 and 1986, followed by several years of inactivity. After dropping to 80% occupancy in the mid-eighties, occupancy rates steadily increased, and by 1990, rapid rent escalation was underway. However it was not until 1993 that overall market rental rates were high enough to support widespread construction activity.

As Austin's economy experienced robust growth in the early nineties, the resurgence of multi-family construction began in 1991 when 148 units were constructed and 220 units were absorbed. At that time citywide occupancy was at 93.7% and apartments leased for an average \$0.57 per square foot. From that period through mid-1996, average rent per square foot and absorption accelerated dramatically. Occupancy first peaked in December 1994 at 97.4%, and then again in June 2000 (at 98.2%), while new unit completions peaked in 1996 at 6,405 units and then again at 8,472 in 2001. Since 1996, the pace of new construction fluctuated from year to year but both occupancy and average rental rates increased steadily through the end of 2000.

In 2001, for the first time in many years, new unit completions dramatically exceeded absorption and the market plunged from 97.6% in January to 90.0% by the end of the year. Rents dropped precipitously, but the building continued into 2002, in spite of the softness in the market, and by 2003 the construction boom was tapering off.

Current Market Conditions

Beginning in late 2003, new construction activity began to diminish and regional apartment demand regained strength which resulted in the positive absorption trend through 2004, 2005, 2006 and 2007. However, in 2008 the market occupancy rate decreased 5.2 percentage points from 2007, with additional drops in 2009 occupancy (90.4%) and rental rates (\$0.93). December 2010 and 2011 saw a rapid recovery, and by 2012, rental rates had increased again to \$1.12, a \$0.07 increase since December 2011, and occupancy also increased to reach an astonishing 97.4%. Recent (June 2013) rental rates have climbed to \$1.17, and occupancy has remained very strong at 97.3%. Since the beginning of 2002, 49,717 apartment units in 202 complexes were completed. There were 2,906 net units added in 2010, 576 net units added in 2011 and 4,222 net units added in 2012. Since June 2013, there have been 3,475

net units added to the market, with 3,698 units added in new projects, 44 added in older projects, and 267 removed from inventory due to either a condo conversion or demolition.

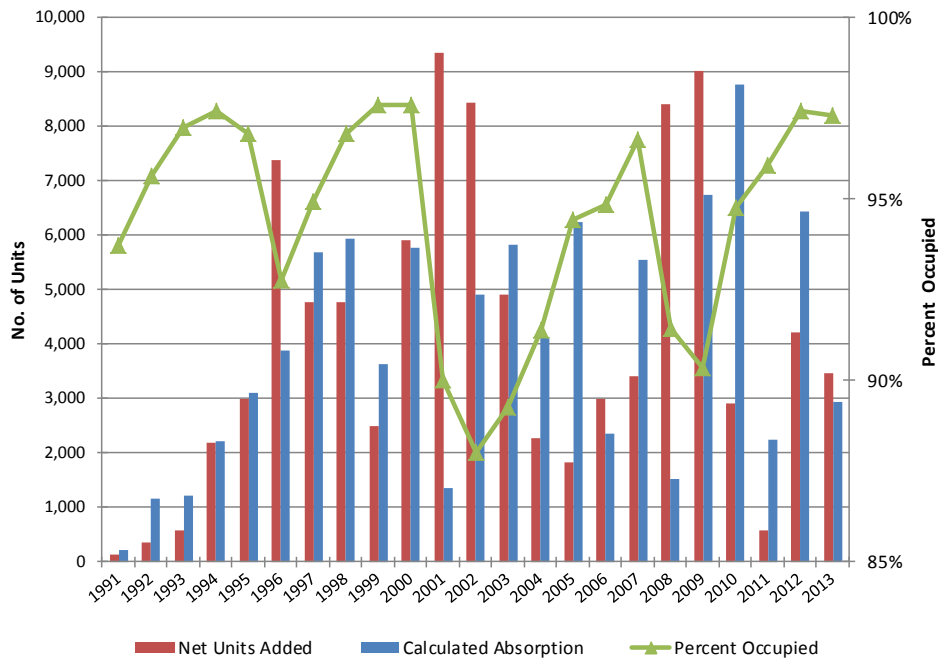
Between 2000 and 2003, net unit completions exceeded unit demand (measured by absorption), but in 2004 and 2005, the situation reversed and unit demand exceeded net unit completions. The lack of new construction in these years allowed existing units to be absorbed by the market. This trend continued until 2008, when 8,404 net units were added but only 1,526 units were absorbed, and in 2009 unit demand began to recover with 9,025 units added and 6,750 absorbed. Over the last 3 1/2 years, absorption has been very strong, as net units added were consistently less than unit demand. The most recent CMR survey (June 2013) shows net units added at 3,475 and absorption for the first six months of the year at 2,943. Table (16), on the following page, provides apartment market conditions from December 1991 through June 2013. Historical data on occupancy, average rent, unit completions and absorption for 1991 through June 2013 is taken from CMR's Austin Apartment Survey, a semi-annual survey of all projects of more than 50 units in the Austin area.

Table (16)
Austin Citywide Apartment Summary
December 1991 - June 2013

Date	Total Units	Occupied Units	Percent Occupied	Net Units Added	Calculated Absorption	Rent per Sq. Ft.
1991	61,113	57,266	93.7%	148	220	\$0.57
1992	61,118	58,448	95.6%	348	1,160	\$0.64
1993	63,074	61,174	97.0%	594	1,229	\$0.71
1994	66,379	64,662	97.4%	2,178	2,212	\$0.75
1995	69,324	67,101	96.8%	3,010	3,098	\$0.79
1996	77,019	71,452	92.8%	7,384	3,882	\$0.81
1997	81,382	77,270	94.9%	4,770	5,697	\$0.82
1998	86,428	83,683	96.8%	4,778	5,929	\$0.86
1999	89,699	87,531	97.6%	2,499	3,643	\$0.91
2000	96,114	93,786	97.6%	5,923	5,773	\$0.98
2001	105,162	94,651	90.0%	9,351	1,368	\$0.94
2002	113,380	99,794	88.0%	8,432	4,925	\$0.86
2003	120,169	107,290	89.3%	4,912	5,828	\$0.81
2004	122,323	111,786	91.4%	2,262	4,133	\$0.81
2005	124,325	117,389	94.4%	1,819	6,243	\$0.85
2006	126,842	120,304	94.8%	2,993	2,356	\$0.91
2007	128,900	124,558	96.6%	3,416	5,562	\$0.96
2008	137,005	125,284	91.4%	8,404	1,526	\$0.97
2009	145,734	131,686	90.4%	9,025	6,750	\$0.93
2010	147,045	139,361	94.8%	2,906	8,773	\$0.98
2011	147,648	141,614	95.9%	576	2,245	\$1.05
2012	164,143	159,918	97.4%	4,222	6,441	\$1.12
2013	167,618	163,131	97.3%	3,475	2,943	\$1.17

Source: Capital Market Research, December 1991 - June 2013 Apartment Market Survey
CMR estimates of new completions based on surveys of property managers and owners
The 2012 multi-family unit total now includes Georgetown and San Marcos

\\Data Sets\AUSTIN MSA\apt_sum_0613.xlsx



Study Area Apartment Market Conditions

Overview

Apartment construction in the Study Area has been a relatively new trend, consequently there is a limited amount of apartment housing in the market area. The only large apartment communities identified in the market area are classified as Low Income Housing Tax Credit projects, which lease “income restricted” units to individuals and families at 60% or below Median Family Income (MFI). Of these four projects, three were built after 2000, with the most recent, Park Place at Loyola constructed in 2008.

Occupancy rates for these four communities in the Study Area have fluctuated between a low of 55.2% and the current high of 99.4%, as new units are added and then absorbed into this relatively new and smaller market area. Lows of 55.2% occurred in 2004, with the addition of Eagle’s Landing (240 units), 72.5% in 2006 when Rosemont at Hidden Creek (250 units) was introduced, and 68.3% in 2007 when Park Place at Loyola (252 units) began introducing units to the market. Since 2007, the lack of new construction in the market area has led to a continually rising occupancy rate and modest absorption.

Average rents in the Study Area have been fluctuating with the addition of new units, much like occupancy rates, from a low of \$0.60 in 2004 to a current high of \$0.83. The rates in the Study Area are growing at a much slower pace than the rest of the Austin MSA, due to the fact that LIHTC projects are priced according to the rent caps set by Housing and Urban Development (HUD).

Current Market Conditions

Currently, the market area occupancy is 98.0% which is up 4.0% since December 2012, when it was 94.2%. Net average rents are currently \$0.83 per square foot, which is up 9.2% since December 2012 when it was \$0.76. Consistently high demand for rental units and absence of supply in the area, coupled with no planned new unit completions will allow occupancy rates to remain high. The demand in the area for both affordable and market rate units can be seen in the diversity of recent completions and properties in development in and around the Study Area.

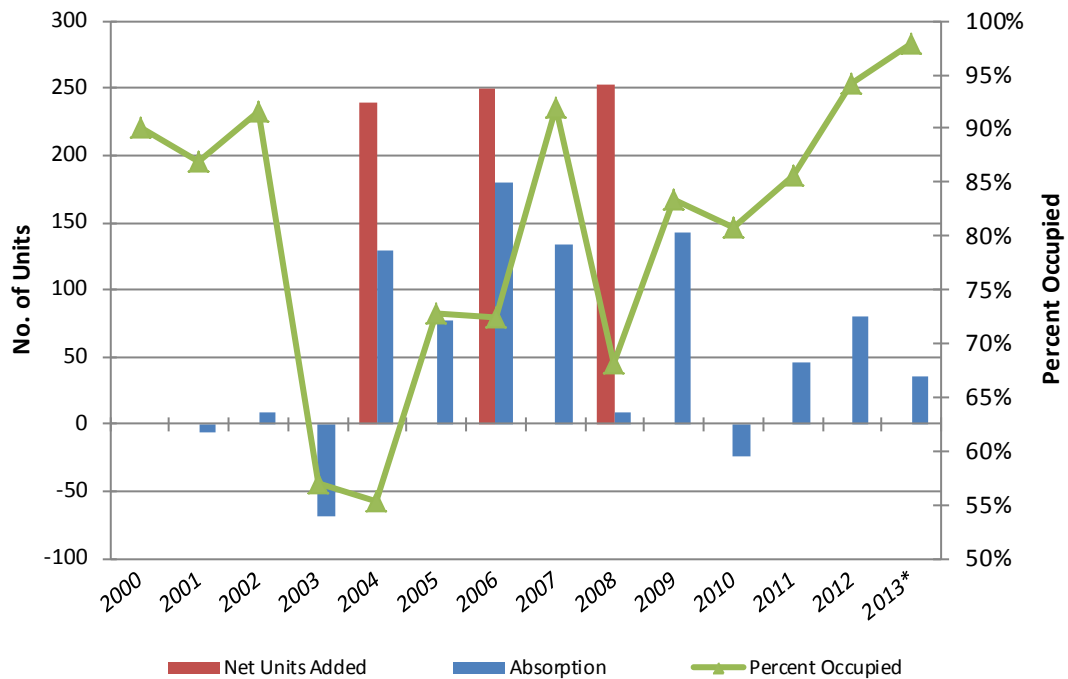
Table (17)
Study Area Apartment Summary
December 2000 - October 2013

Date	Total Units	Occupied Units	Percent Occupied	Net Units Added	Absorption	Rent per Sq. Ft.
2000	200	180	90.0%	...	...	\$0.75
2001	200	174	87.0%	0	(6)	\$0.79
2002	200	183	91.5%	0	9	\$0.81
2003	200	114	57.0%	0	(69)	\$0.61
2004	440	243	55.2%	240	129	\$0.60
2005	440	320	72.7%	0	77	\$0.64
2006	690	500	72.5%	250	180	\$0.68
2007	690	634	91.9%	0	134	\$0.69
2008	942	642	68.2%	252	8	\$0.71
2009	942	785	83.3%	0	143	\$0.74
2010	942	761	80.8%	0	(24)	\$0.69
2011	942	807	85.7%	0	46	\$0.72
2012	942	887	94.2%	0	80	\$0.76
2013*	942	923	98.0%	0	36	\$0.83

Source: Capitol Market Research, December 2000 - October 2013 Apartment Market Survey

apt_sum.xls

*Data from October 2013



Market Rate Apartments

Since the Study Area currently contains no market rate apartment housing, CMR has identified the only two market rate projects within two miles of Colony Park, in order to determine current conditions for this type of product. Both projects are just west of US Highway 183, the western edge of the Study Area. Travis Station was built in 1986, and has current (October 2013) rental rates of \$0.95, and is 97.4% occupied. Tierra Bella was built in 1984 and has rental rates of \$0.76 with an occupancy rate of 99.5%. The market rate properties currently have a rental rate 8.8% higher than the LIHTC projects. Table (18) on the following page shows a historical summary for these two market area projects, and the map on Page 39 documents the location of the four LIHTC projects in the Study Area, and the two market area projects outside of the Study Area.

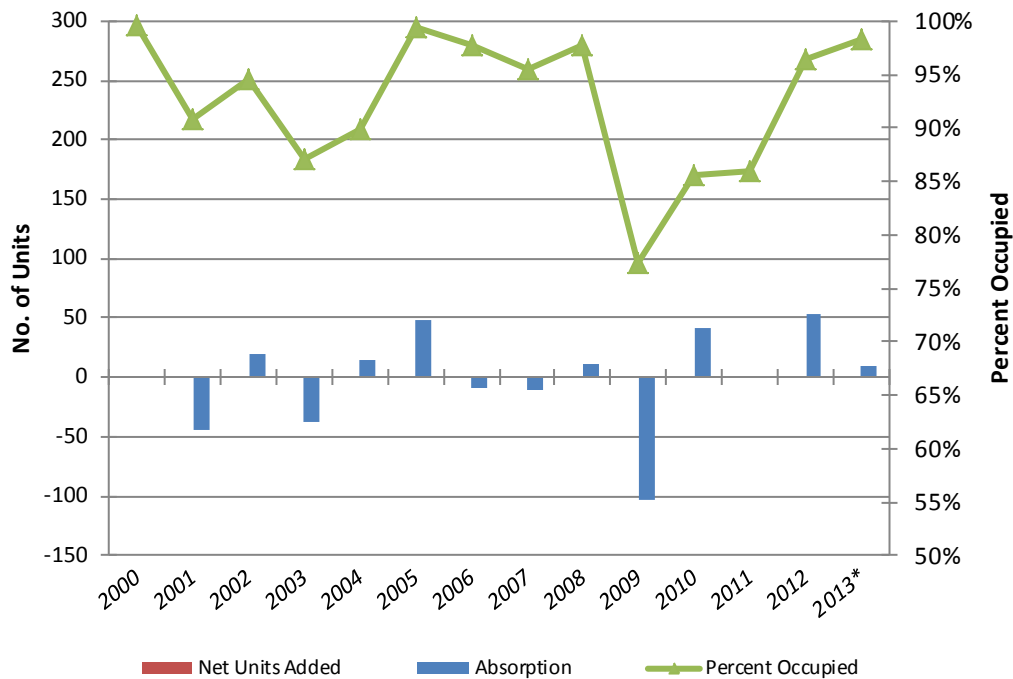
Table (18)
Market Rate Apartment Summary
 December 2000 - October 2013

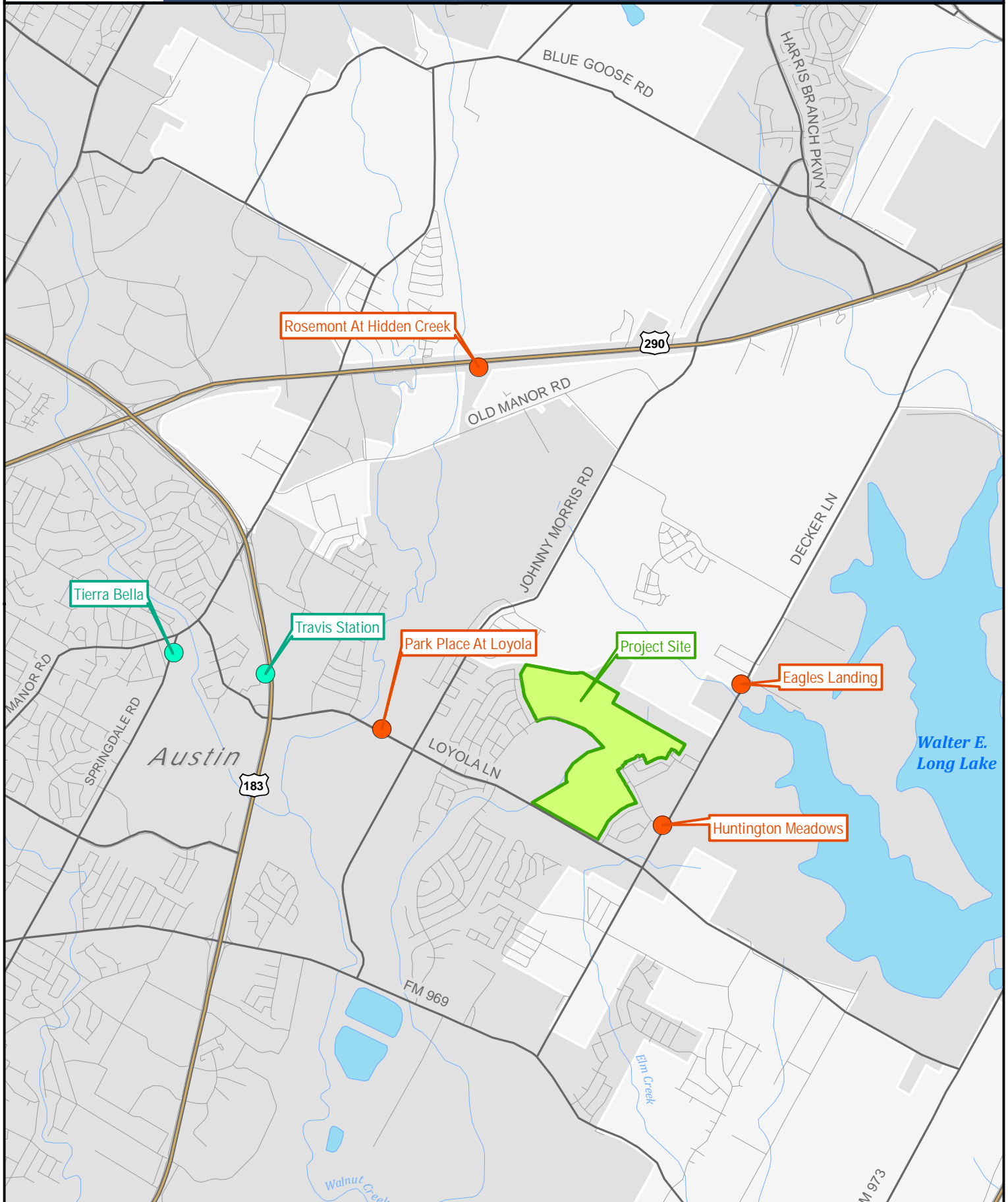
Date	Total Units	Occupied Units	Percent Occupied	Net Units Added	Absorption	Rent per Sq. Ft.
2000	508	506	99.6%	...	...	\$0.78
2001	508	461	90.7%	0	(45)	\$0.75
2002	508	480	94.5%	0	19	\$0.67
2003	508	442	87.0%	0	(38)	\$0.67
2004	508	457	90.0%	0	15	\$0.61
2005	508	505	99.4%	0	48	\$0.67
2006	508	496	97.6%	0	(9)	\$0.71
2007	508	485	95.5%	0	(11)	\$0.71
2008	508	496	97.6%	0	11	\$0.65
2009	508	393	77.4%	0	(103)	\$0.66
2010	508	435	85.6%	0	42	\$0.69
2011	508	437	86.0%	0	2	\$0.74
2012	508	490	96.5%	0	53	\$0.80
2013*	508	499	98.2%	0	9	\$0.87

Source: Capitol Market Research, December 2000 - June 2013 Apartment Market Survey

apt_sum.xls

*Data from October 2013





Austin MSA Retail Market & Trends

Overview

The Austin multi-tenant retail market has shifted away from the traditional location and concentration of retail space in neighborhood shopping centers and large regional malls to a more diverse base that includes “power centers,” “lifestyle centers,” and off-price shopping. Approximately 14.9 million square feet of multi-tenant space have been added to the citywide inventory since 1995, an increase of 75.1%, and much of that space has been located near Lakeline Mall, in the MoPac corridor, at La Frontera in Round Rock and in Sunset Valley. As the city grows and expands outward, new retail nodes have developed at Hwy 183 at FM 1431, at Slaughter Lane and IH-35 South, in Bee Cave at Highway 71 and RM 620, and most recently at SH 45 and FM 685 in Pflugerville.

During the decade of the 1990s, gross retail sales for the Austin MSA increased dramatically, growing an average of 10.9% per year from 1991 to 2000. With the “dot.com” bust in 2001, gross retail sales dropped and more recently the growth rate has been a more modest 4.6% per year (2001-2006). However, with employment and population growth forecasted to be between 2% and 3% per year, the future prospects for retail development in Austin are encouraging.

The combination of rapid population growth and increases in disposable income has created a healthy demand for retail space in the Austin area. In addition, the national trend toward replacement of neighborhood retail stores and malls with “big box” outlet stores and “lifestyle centers” has generated a demand for new construction, even during the late eighties, and in 2001 and 2002 when the Austin economy was stagnant and there was little population growth.

Over the past decade, the practice of e-commerce—or online shopping—has grown at an astounding rate. Total sales across the United States increased 419% between 2000 and 2009, and are projected to steadily increase through at least 2017. E-commerce continues to outpace traditional retail growth, which has had ramifications for the “brick and mortar” retail market nationwide. While many cities have struggled to support their retail markets in light of both the economic downturn and the growing popularity of online shopping, Austin’s retail market has remained strong. Austin’s population growth of 37.3% between 2000 and 2010, and 6.9% between 2010 and 2012 alone, coupled with strong job growth that exceeds the state average, has resulted in the continued demand for new retail centers. The demand for downtown and suburban retail growth as a result of the population increase in the Austin MSA has offset the national trend toward online shopping. Austin’s retail occupancy rates have consistently remained above 90%, and annual absorption has routinely exceeded 1 million square feet.

Current Market Conditions

Citywide occupancy increased slightly from December 2012, from 89.8% to 90.8% in June 2013. Average rents increased by \$0.37 per square foot from \$20.17 to \$20.54 per square foot. Since 2008, there has been a stabilization of occupancy at or around 90%, while rental rates have continued to rise since 2010.

The June 2013 inventory of multi-tenant retail space in the Austin area included 40.8 million square feet evenly distributed among the four major types of retail centers. The regional malls, which include Lakeline, Barton Creek Square, Highland and Northcross Malls, Capital Plaza and The Domain, a 621,000 sq. ft. lifestyle center opened in the first half of 2007, account for almost 9.2 million square feet of retail space. Community and power centers (by definition) include at least one junior department or discount store and are concentrated on Highway 183, MoPac and IH-35. Neighborhood centers, usually anchored by a grocery store/drugstore combination, are distributed throughout the city among the various residential subdivisions. Strip centers, which by definition, have no “anchor” tenant, are found along every major thoroughfare in the city and surrounding suburban residential market.

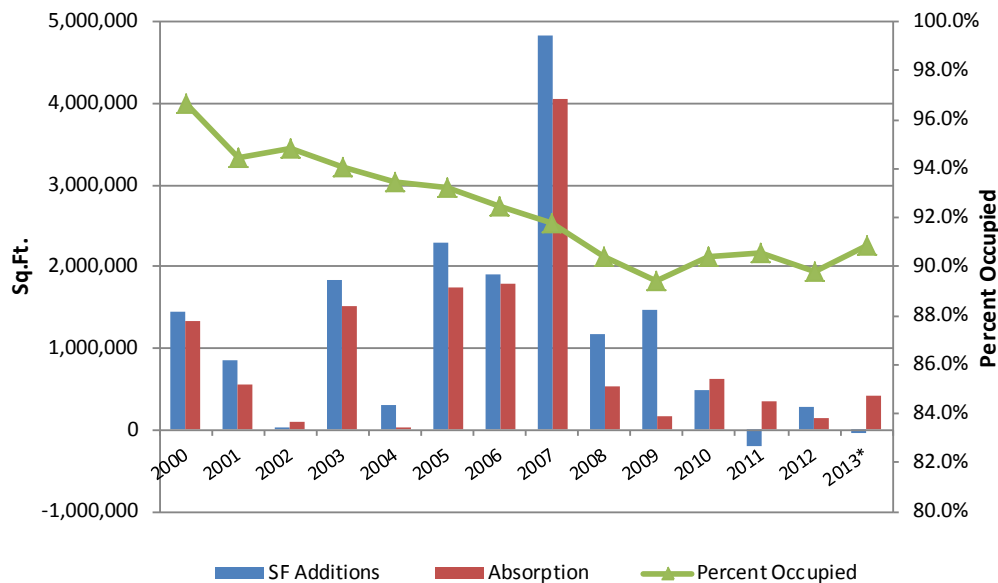
Table (19)
Retail Market Summary
Austin MSA

Year	Total SF	Occupied SF	Percent Occupied	SF Additions	Absorption	Average Rent
2000	25,615,824	24,757,048	96.6%	1,454,209	1,324,776	\$16.85
2001	26,476,299	25,014,511	94.5%	860,475	557,628	\$16.00
2002	26,584,952	25,212,128	94.8%	21,000	94,045	\$15.96
2003	28,536,372	26,847,571	94.1%	1,844,992	1,522,224	\$16.22
2004	28,583,179	26,712,487	93.5%	301,804	2,937	\$15.85
2005	30,874,435	28,773,109	93.2%	2,291,256	1,743,590	\$17.87
2006	32,771,340	30,310,047	92.5%	1,896,905	1,795,741	\$20.06
2007	37,611,194	34,520,864	91.8%	4,839,854	4,047,740	\$22.41
2008	38,779,569	35,062,096	90.4%	1,168,375	542,351	\$22.81
2009	40,258,726	35,984,670	89.4%	1,479,157	166,397	\$19.75
2010	40,754,222	36,839,716	90.4%	495,496	628,544	\$19.43
2011	40,550,682	36,722,398	90.6%	-203,540	342,990	\$19.44
2012	40,839,470	36,675,163	89.8%	288,788	137,424	\$20.17
2013*	40,796,531	37,060,727	90.8%	-42,939	425,093	\$20.54

Source: Capitol Market Research, Austin Area Retail Survey, December 2000 - June 2013

*Through June 2013

retail_sum_0613.xls



Study Area Retail Market Conditions

Overview

The Study Area is not currently home to any multi-tenant shopping centers over 20,000 square feet that make up CMR's retail database. However, there is one new, smaller multi-tenant strip retail site at the southeast corner of Decker Lane and Loyola Lane with a restaurant, a grocery "Mercado", laundromat, and dance club. This property was built in 2006, and is currently fully occupied. The increase in growth outward from the central core of Austin, and the continuing construction along major outlying highways such as US Highway 183 and US Highway 290, as well as the abundance of vacant land, has begun to draw retail developers and tenants toward more suburban locations throughout the Austin region and should result in more retail development in the Study Area in the foreseeable future.

It appears that the households in the area are spending their disposable income in shopping centers located outside the immediate market area. This consumption pattern was confirmed by the results of the community outreach session on November 9, 2013, where residents noted on a wall map where they were shopping. Many showed the HEB on Springdale Road as a primary shopping location, along with the new HEB at Mueller and Barton Creek Mall, and the new Wal-Mart in Manor. In addition, there are a few convenience stores in the area that offer a limited (and usually expensive) selection of groceries and beverages.

Based on a "field" survey conducted by Capitol Market Research, there are eleven smaller retail centers and convenience retail in the market area with a total of 40,893 square feet.

Table (20)
Retail Inventory
Study Area

Map No.	Name	Address	Square Feet
1	Conoco	6710 Loyola Lane	2,385
2	JD's Conoco	6575 Decker Lane	3,600
3	Mi Pueblo Meat Market*	6575 Decker Lane	21,900
4	Washateria/Lavanderia*	6575 Decker Lane	...
5	Club Escapade 2000*	6575 Decker Lane	...
6	Carwash	6575 Decker Lane	4,204
7	Chevron	7801 FM 969	1,876
8	Liquor Xpress	7801 FM 969	896
9	Minimax Food Mart	10412 FM 969	1,216
10	Double M Grocery	7700 FM 969	2,296
11	Craigwood Food Mart	4927 Craigwood Drive	2,520
Total			40,893

Source: Capitol Market Research Field Survey, November 2013

* Unable to obtain individual square footages for 6575 Decker Lane, excluding JD's Conoco.

Mi Puebla Meat Market, Washateria, Club Escapade 2000, and Carwash collectively total 21,900 square feet.

small retail inventory.xls

FUTURE MARKET CONDITIONS

Demographic Forecast

According to the US Census of population, the Study Area accounted for 1.27% of the regional (MSA) population, between 2000 and 2010. After reviewing the historical capture rate, new home sales and recent MLS activity in the market area, and recognizing that the market area has significant development potential, CMR has concluded that the “baseline” capture rate going forward should remain constant. Household size in the Study Area is larger than the average Austin MSA household size, possibly due in part to larger families and multi-generational households. However, this household size is expected to continue a trend of slowly decreasing, as established when looking at census data from both 2000 and 2010. The household forecast shows a potential growth of approximately 241 new households added in the market area on an annual basis (from 2013 through 2025). As noted above, because this area has an abundance of vacant land and underutilized sites with development potential, it seems likely that the overall market will continue to attract more development.

Table (21)
Population & Household Forecast
Study Area

Year	Austin MSA Population	Annual Change	Study Area Forecasts				
			Capture Rate	Total Population	Household Size	Total Households	Annual HH Additions
2013	1,880,794	56,458	2.9%	24,949	3.61	6,951	444
2014	1,938,858	58,064	2.9%	26,606	3.62	7,406	456
2015	1,998,629	59,771	2.9%	28,311	3.63	7,874	468
2016	2,060,157	61,528	2.9%	30,067	3.63	8,353	479
2017	2,123,415	63,258	2.9%	31,871	3.64	8,844	491
2018	2,188,430	65,015	2.9%	33,726	3.65	9,343	499
2019	2,254,807	66,377	2.9%	35,620	3.66	9,855	511
2020	2,322,988	68,181	2.9%	37,565	3.67	10,367	512
2021	2,391,558	68,570	2.9%	39,521	3.67	10,888	521
2022	2,461,619	70,061	2.9%	41,520	3.68	11,418	530
2023	2,533,066	71,447	2.9%	43,559	3.69	11,957	539
2024	2,606,062	72,996	2.9%	45,641	3.70	12,505	548
2025	2,680,481	74,419	2.9%	47,764	3.71	13,062	557

Prepared by: Capitol Market Research, October 2013

Dem.ForecastCalc.xls

Notes: Projections based on Texas State Data Center, US 2010 Census (Scenario 1.0)

Market area capture rate based on % of MSA growth

Market area household size based on change between 2000 and 2010 US Census

Study Area Single Family Demand

The Study Area is an “emerging” market; compared to many parts of the region it has experienced a very small percentage of MLS and new home sales in the Austin MSA. However, the vast expanses of available developable land in the area and the demonstrated need for affordable housing could result in a rapid increase in growth in the area.

As noted earlier, the “baseline” capture rate established by CMR is produced by MSA growth and the percent of growth the market area has captured, shown previously in Table (21). Using the 2010 Census tenure split of 56.6% owner in the Study Area, and based on historical trends and recent home building activity, the Study Area will continue to maintain a relatively small market share, with a capture rate consistent with the historical percentage of the regional growth experienced from 2000 to 2010.

Table (22)
Single Family Housing Demand
Study Area

Year	Population	Household Size	New HH	% Owner	% Single Family	Single Family Demand
2013	24,949	3.61	444	56.6%	95.7%	241
2014	26,606	3.62	456	56.6%	95.7%	247
2015	28,311	3.63	468	56.6%	95.7%	253
2016	30,067	3.63	479	56.6%	95.7%	260
2017	31,871	3.64	491	56.6%	95.7%	266
2018	33,726	3.65	499	56.6%	95.7%	271
2019	35,620	3.66	511	56.6%	95.7%	277
2020	37,565	3.67	512	56.6%	95.7%	277
2021	39,521	3.67	521	56.6%	95.7%	282
2022	41,520	3.68	530	56.6%	95.7%	287

Prepared by: Capitol Market Research, October 2013

Dem.ForecastCalc.xls

Notes: Market Area population based on Table (21), Percent owner based 2010 Census. Percent single family based on new building permits issued in the area over the last 10 years.

Planned Single Family Housing Projects in the Study Area

In addition to the current inventory, Colony Park will be competing with additional sections of existing subdivisions, and planned subdivisions whose development timing and market position indicate that they may be directly competitive with the subject subdivision. It is possible that one or more projects that currently appear to be moving forward may encounter some obstacles that would prevent them from achieving the anticipated build-out schedule. It is also possible that other projects that today show little promise could be quickly developed and brought to the market. Thus the list of planned lot additions is both actual because it represents current plans, and representative, because it presents a position the subject will be competing with other new subdivisions during the anticipated development horizon.

As previously discussed, the Study Area is an “emerging” market with significant potential but few projects scheduled for immediate development. There are currently 584 vacant developed lots in existing subdivisions in the Study Area, and over 3,177 lots planned in both existing and future subdivisions. Listed below is an overview of the three largest existing and future subdivisions, as well as their history and current status.

The largest development planned in the market area is Wildhorse Ranch, a 1,700-acre master-planned community with frontage on both sides of SH 130, between US Hwy 290 and Walter P. Long Lake. In 2001, the City of Austin entered into an agreement with the original landowners to provide up to \$30 million in infrastructure improvements that would encourage a high-density, mixed-use development at the site. The original developers sold the site, and the “Tech Bust” from 2001 to 2003 curtailed the development plans by the new owners. After several attempts to recapitalize the development, the lenders foreclosed and are now considering their development options. The PUD zoning for Wildhorse allows for the development of 2,587 single family homes, 3,242 multi-family units, and 5.4 million square feet of commercial space.

Another large project in the area is the Meadows of Trinity Crossing. Comprised of approximately 215 acres, the subdivision was originally platted in 1986 and was intended to provide starter home housing for moderate income home buyers. With the collapse of the real estate market in the late 1980’s, work on the subdivision ceased and hundreds of vacant lots sat unattended while the bank foreclosed on the property and considered their options. Eventually the City of Austin acquired the vacant lots and a scheme for providing affordable housing was devised. With the closure of Bergstrom Air Force Base in 1994, 200 duplexes located at the eastern edge of the base were cut in half and moved to the Meadows of Trinity Crossing, renovated, and sold as single family homes. A dispute between the developer, Global Southwest Development, and the general contractor, Paradigm, resulted in lawsuits and caused a work stoppage on the partially completed subdivision. Two different programs then progressed in the subdivision, one with “site built” homes (Meadows at Trinity Crossing) achieved good market acceptance at prices that ranged from the low \$80Ks to \$215K. Other lots were purchased by Vicinia Development, and a plan to build 1950’s style modern homes designed by 10 local architects was devised. This portion of the original subdivision, which launched in 2006, was called “Agave”. Since that

time, a total of 103 homes have been designed and built. These homes are in high demand from young professionals who prefer a “hip” suburban lifestyle over the intensity of living in a downtown condo. In 2008, the Austin Housing Finance Corporation issued a total of \$2,000,000 in bond funds to purchase 49 home sites for Habitat for Humanity. A total of 31 new Habitat for Humanity homes have been built and sold in Meadows of Trinity Crossing since 2008. In May 2012 the developer of Agave, Vicinia Development, went bankrupt and the land is now controlled by Wells Fargo. Since that time, only Habitat for Humanity has been active in the subdivision, and there are still over 400 remaining vacant lots and 113 planned future lots.

Woodland Hills is a traditional single family subdivision with starter homes on standard home lots that typically range in size from 40'x120' to 50'x120'. The subdivision was platted in 2006 with 581 homes sites. Since then, a total of 438 lots have been developed and 406 homes sold and closed. There are currently 143 vacant developed lots. Centex Homes is currently offering homes in the \$135,000 to \$168,000 price range.

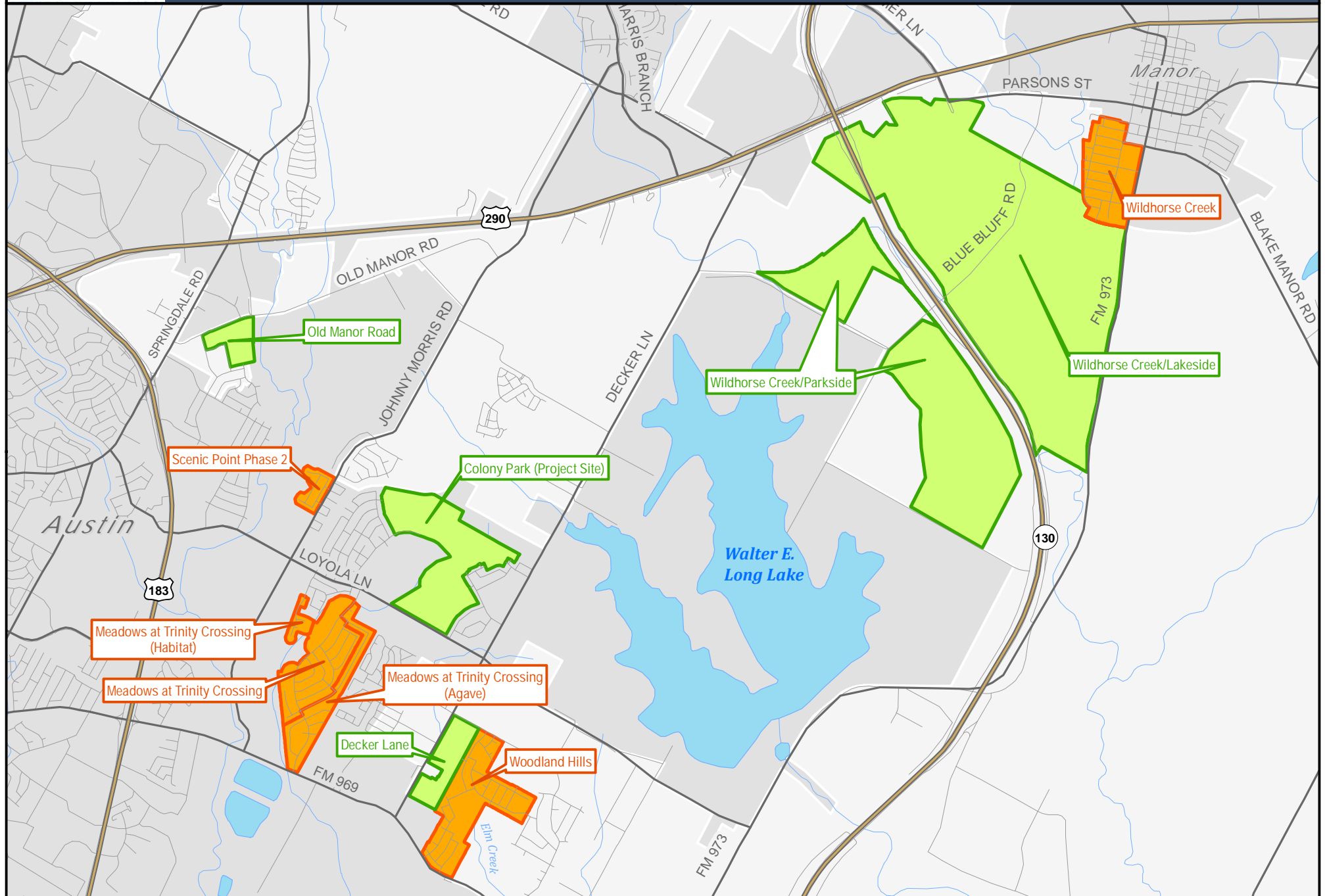
Single family lots planned in new subdivisions that are not yet active in the market area are shown in Table (23) along with lots planned for development in existing subdivisions, and developed, but still vacant lot inventory. All of these subdivisions have either submitted subdivision plats for approval by the City of Austin or are processing a Service Extension Request (SER) through the city. One manufactured home subdivision, Scenic Point Phase 2, is also included on the list. The map on the following page identifies the locations of these subdivisions.

Table (23)
Subdivisions with Lot Inventory
Study Area

Subdivision Name	Total Lots	Undevel. Lots	Developed Lots				Lot Frontage	Average Home Price	Home Price Range	Active Builder
			Total	Occupied Homes	Homes in Inventory	Vacant Devel.				
Subdivisions with Existing Vacant Lots										
Wildhorse Creekside	441	0	441	434	2	5	60'	\$158,000	\$150K - \$166K	DR Horton
Woodland Hills	581	0	581	406	32	143	40' - 50'	\$150,000	\$118K - \$168K	Centex
Meadows at Trinity Crossing (Agave)	292	0	292	103	0	189	50'	\$266,000	\$218K - \$336K	n/a
Meadows at Trinity Crossing (Habitat)	49	0	49	31	13	5	50'	80% MFI and below		Habitat for Humanity
Subdivisions with Planned Lots										
Colony Park	tbd	tbd	0	0	0	0	tbd	tbd	tbd	tbd
Wildhorse Lakeside	791	791	0	0	0	0	tbd	tbd	tbd	n/a
Wildhorse Parkside	1,796	1,796	0	0	0	0	tbd	tbd	tbd	n/a
Old Manor Road Development	210	210	0	0	0	0	tbd	tbd	tbd	tbd
Decker Lane	150	150	0	0	0	0	tbd	tbd	tbd	tbd
Subdivisions with Existing Vacant and Planned Lots										
Scenic Point Phase 2 (Manufactured Home)	118	117	1	1	0	0	40' - 53'	n/a	n/a	n/a
Meadows at Trinity Crossing	711	113	597	355	0	242	40' - 55'	\$151,000	\$135K - \$246K	n/a
Total	5,139	3,177	1,961	1,330	47	584				

Compiled by Capital Market Research, November 2013
Data from Developers, City of Austin, & MetroStudy

existing lots.xls



Study Area Multi-Family Unit Demand

After establishing aggregate household demand, multi-family housing demand can be estimated based on the 2010 tenure split shown on the preceding page, and the population and household forecast shown on the following page. According to the Texas A&M real estate center, there is a 91.0% multi-family trend for housing larger than five units. Using this data, an estimated new multi-family housing demand that averages 99 units per year from 2013 through 2022 is indicated, as shown in Table (24) below.

Table (24)
Multi-Family Unit Demand
Study Area

Year	Population	Household Size	New HH	% Renter	% Multi-Family	Multi-Family Demand
2013	24,949	3.61	444	43.4%	91.0%	176
2014	26,606	3.62	456	43.4%	91.0%	180
2015	28,311	3.63	468	43.4%	91.0%	185
2016	30,067	3.63	479	43.4%	91.0%	189
2017	31,871	3.64	491	43.4%	91.0%	194
2018	33,726	3.65	499	43.4%	91.0%	197
2019	35,620	3.66	511	43.4%	91.0%	202
2020	37,565	3.67	512	43.4%	91.0%	202
2021	39,521	3.67	521	43.4%	91.0%	206
2022	41,520	3.68	530	43.4%	91.0%	209

Prepared by: Capitol Market Research, October 2013

Dem.ForecastCalc.xls

Notes: Market Area population based on Table (21), Percent renter based 2010 Census. Percent multi-family based on new building permits issued in the area over the last 10 years.

Planned Multi-Family Projects in the Study Area

Because the Study Area is currently stabilized with a 98.0% apartment occupancy rate, the subject site will be competing with the few remaining vacant units in existing projects, and with undeveloped tracts in the market area that are zoned for multi-family use and that may be developed with apartments within the forecast time period.

Table (25) lists the projects whose location, size and development program indicate that they are currently, or are likely to become, competitive with the subject. These projects are defined as being potentially “competitive” if the land is currently zoned appropriately for multi-family development and utilities are available. In order to be considered as immediate and direct competition, the proposed projects must either be held by or under contract to a developer with known intention to move forward with a multi-family project. The proposed project summary combines the acreage planned for multi-family development on several sites within the market area and presents this information to provide a composite picture of the potential multi-family additions to the market area inventory.

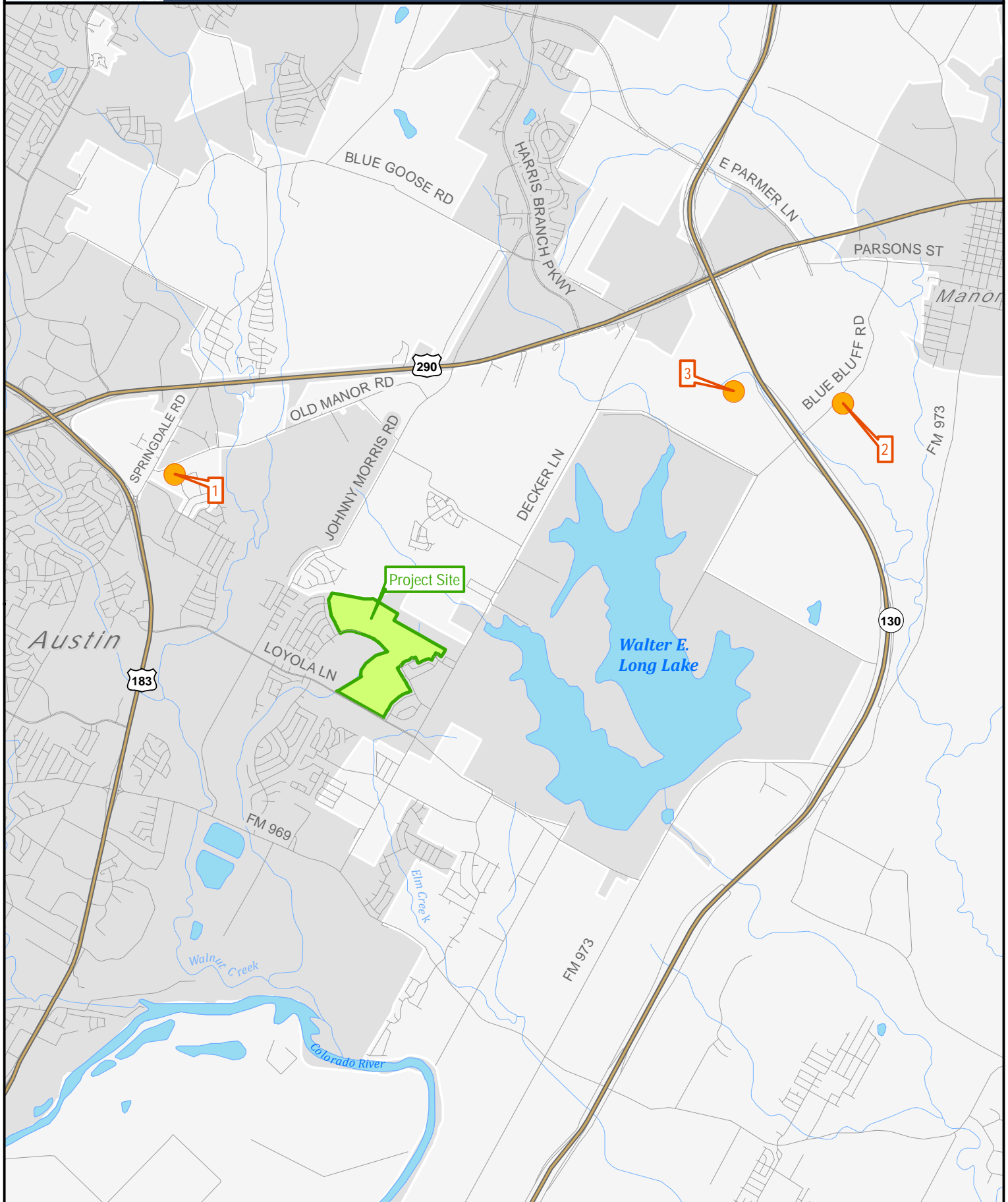
Table (25)
Planned Multi-Family Development
Study Area

Map No.	Name	Location	Planned Units	Acre	Developer	Current Status	Zoning
1	Old Manor Road Development	7701 Old Manor Road	303	13.18	Kanton Labai	Zoning Change Requested	I-RR
2	Wildhorse Lakeside	Blue Bluff Rd & SH 130	1,890	1,889.00	Dwyer Realty	Planned: PUD Zoning	PUD
3	Wildhorse Parkside	Lindell Lane	1,352	...	Dwyer Realty	Planned: PUD Zoning	PUD
Total Units			3,545				

Source: Capitol Market Research, Developer and Broker Interviews, November 2013

comp_sites_cp.xls

As shown above, there is a possibility that multi-family development will occur in the Study Area because there is a substantial inventory of appropriately zoned land. There are, however, no concrete plans for new apartment construction at any of the zoned sites.



Planned Retail Sites in the Study Area

There is currently no large, multi-tenant retail inventory in the Study Area; therefore the subject site will be competing only with future planned retail sites and the smaller centers and free-standing retail located in the area. The potential additions to the defined market from the development of other planned retail sites is based on the capacity of retail developers to obtain necessary construction financing and city approvals, often after a lengthy process where the developer has negotiated the land purchase with multiple ownership interests and spent many months working through the city approval process. Currently, are no centers or buildings under construction, but several competitive sites are owned or controlled by developers, thus indicating the potential for competitive development within the Colony Park project development horizon.

A November 2013 survey conducted by Capitol Market Research for this evaluation revealed a total of 4 sites where retail development has been announced or is entitled for retail development. At the present time, each of the proposed shopping center sites are available for sale or preleasing for “future” retail development. The list of potentially competitive sites is shown on Table (26) below.

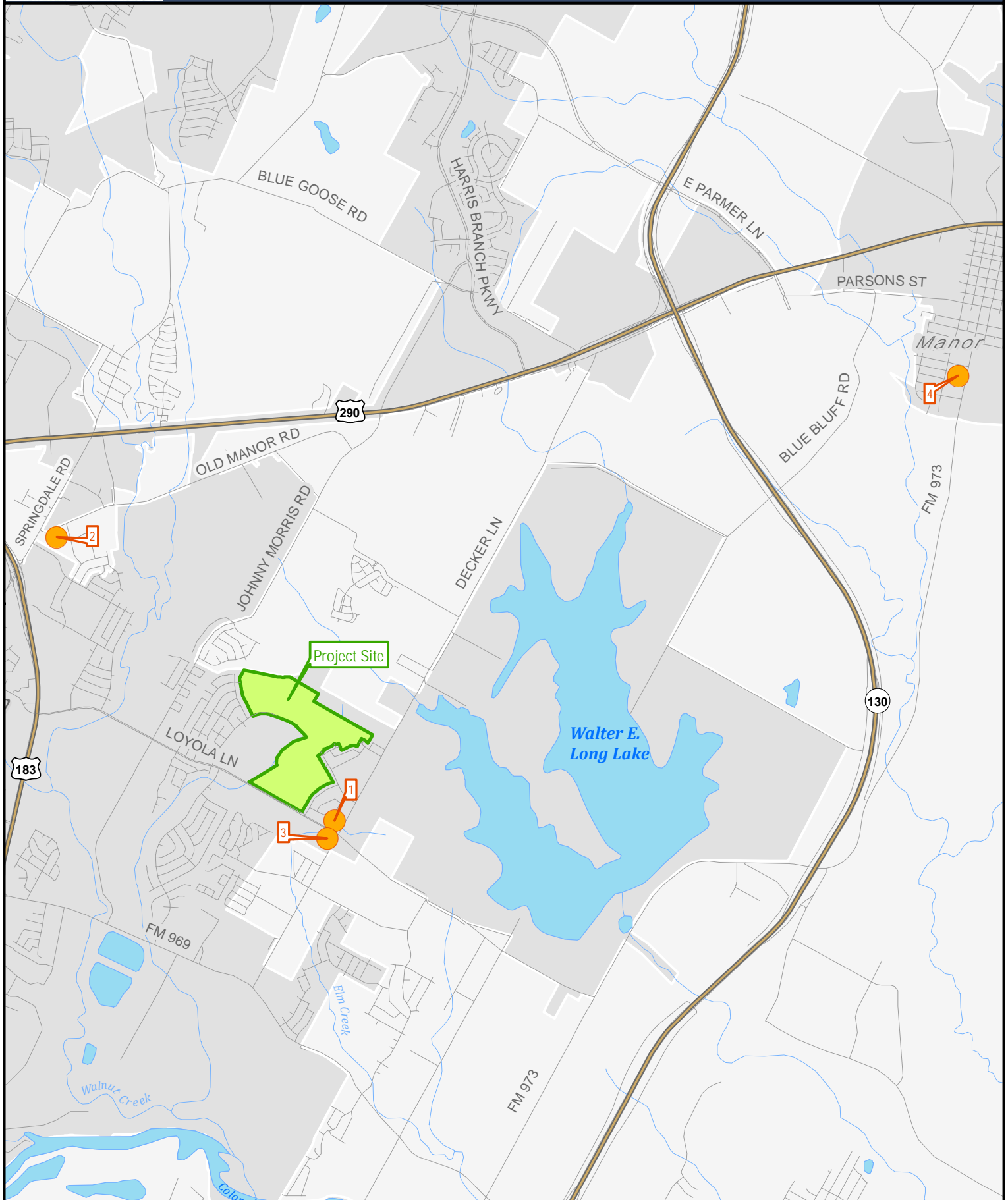
Table (26)
Planned Retail Development
Study Area

Map No.	Site or Center Name	Address	Developer	Size	Type	Current Status
1	Decker Square Shopping Center	8408 Loyola Lane	R & RH Holdings	60,000	S	proposed center
2	Old Manor Road Development	7701 Manor Road	Kanton Labai	50,000	S	rezoning request
3	SW Corner of Loyola & Decker	6506 Decker Lane	Gold A & A, Inc.	32,000	S	site plan filed
4	Wildhorse Creek Commercial	FM 973 at Lapoyer	Dwyer Realty	250,000	N	Available sites
Total				392,000		

Source: Capitol Market Research, Developer Interviews, November 2013
S = Strip Center, N = Neighborhood Center

planned retail.xls

Discussions with land owners or representatives for these retail sites reveal a focus on auto-oriented tenants, or pad site buyers. While there is clear interest from area residents for a grocery anchored center, none of the proposed sites include more than “convenience” oriented grocery shopping.



CONCLUSIONS AND RECOMMENDATIONS

Existing Conditions Summary

The previous sections have established the market conditions in Austin and the Study Area. Growth in the Study Area has increased somewhat in the past 10 years.

Single Family

Single family homes are the most active product type selling in the Study Area, and this sales activity is strongest in older production builder subdivisions that offer affordable homes, although one higher end subdivision, Agave, has experienced some success. Currently, MLS sales through 2013 (September) number 114, with an average sales price of \$141,159, a 21.1% increase from the previous year. The average days on the market have dropped, from 111 days in 2011 to 64 in 2013, because of the limited available inventory in the market. Historical MLS data shows that most home sales in the market area occur in the \$75,000 to \$175,000 price range. The majority of these sales took place in ten top selling subdivisions,; Cavalier Park, Colony Park, Craigswood, Heritage Park, Las Cimas, Meadows at Trinity Crossing, Meadows at Trinity Crossing, Park Place, Wildhorse Creek, and Woodland Hills. Meadows at Trinity Crossing (including Agave) has dominated the market, followed by Wildhorse Creek and Woodland Hills.

With respect to new homes sales, there are currently only three subdivisions active (where builders are selling new homes) in the market area, Meadows at Trinity Crossing, Wildhorse Creekside, and Woodland Hills. Of these, only two, Wildhorse Creekside and Woodland Hills, have new homes under construction. Aside from Habitat for Humanity, Meadows of Trinity Crossing has currently come to a stand-still since going into bankruptcy in May 2013. There are four planned subdivisions in the market area, including Colony Park, but all are in the conceptual planning or zoning phases and have no firm start dates.

Multi-Family

The subject market area currently contains 942 apartment units in 4 complexes. These four properties are all "Income Restricted " (LIHTC) properties, which offer basic rental units in a more rural setting, some with covered parking, with limited amenities that include a pool, a clubhouse/business center, and a fitness center. The overall average rent per square foot for the Study Area as of October 2013 is \$0.83, which is up 9.2% from \$0.76 in December 2012. The market area average rent (\$0.83) is currently 29.0% lower than the Austin citywide average of \$1.17 per square foot. The market area occupancy among the 4 projects is currently 98.0%, up (4.0%) since December 2012.

Market rate properties close the Study Area were also analyzed. There are currently two market rate projects within two miles of Colony Park, both which were built in the 1980s. They have an average rental rate of \$0.87 per square foot, 8.8% higher than the LIHTC projects, and are 98.2% occupied, slightly higher than the properties in the Study Area.

Retail

Currently, there are no large multi-tenant shopping centers in the immediate market area. As noted earlier, there seems to be a growing interest in retail development in the area, although the auto oriented focus of currently planned centers would not be conducive to the sustainable development concepts to be embraced at Colony Park. A program of neighborhood serving small retail shops should be explored as a vital component to the master plan.

Recommendations & Future Conditions

Established on U.S. Census historical trends, continued growth will add on average 241 new households from 2013 through 2023, according to CMR's "baseline" capture rate. The increased interest in the development of sites east of downtown can already be seen closer to the central core, and development activity is spreading eastward towards US Highway 183.

Single Family

It seems quite clear that a new single family building program at Colony Park will need to be focused on the first time home buyer, with homes priced in the \$150,000 to \$200,000 price range. A well designed product that is built in a master-planned community with a clear emphasis on quality materials and attractive vegetation should be able to break the pattern of slow absorption experienced by other subdivisions in the area.

Multi-Family

The baseline analysis of the Study Area indicates that the market will not currently support a new market rate multi-family product; however, a Low Income Housing Tax Credit (LIHTC) project should be feasible and easily absorbed in the market area. Similar products, have an average rent of \$840, an average rent per square feet of \$0.83, and a high occupancy rate of 98.0%.

While CMR's short term projection of the Study Area calls for a project that consists of Low Income Housing Tax Credit multi-family development for the Colony Park site, this is only applicable to a Phase I. Long term planning and an emphasis on quality development in the subdivision will eventually lead to support for market rate units with a higher level of amenities and rental rates.

Retail

An outreach effort should be launched with local residents to identify entrepreneurs already active in the area selling food and other perishable items, as well as handmade merchandise such as clothing. An informal day-care network could be encouraged to become more organized if an appropriate space could be provided at low cost. Additional services needed in the area might include an insurance agent, real estate broker, hair and nail salon, and a small neighborhood grocery. An anchor for this small group of shops might be a community health center and/or an urgent care center such as MedSpring. It is not likely that a group of small retail shops would be able to pay market rate rents (initially), but a "subsidized" 5,000 to 10,000 square foot center could be an important component in the first phase of the master-planned community.

APPENDIX

Certificate

The undersigned do hereby certify that, except as otherwise noted in this market/feasibility report:

We certify that we have personally inspected the aforementioned subject property, and that our fee is in no way contingent upon the determination of feasibility reported herein.

We have no present or contemplated future interest in the real estate that is the subject of this report.

To the best of our knowledge and belief the statements of fact contained in this report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

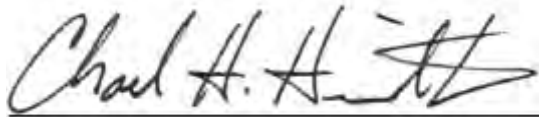
This report sets forth all of the limiting conditions (imposed by the terms of our assignment or by the undersigned) affecting the analyses, opinions and conclusions contained in this report.

Recognition is hereby given to Lindsey Fivecoat, Erin Roberts, Joey Valenzuela and Luke Anderson for their assistance in the preparation of this report.

No one other than the undersigned prepared the analyses, conclusions and opinions concerning the real estate that are set forth in this report.

Respectfully submitted,

CAPITOL MARKET RESEARCH, INC.

A handwritten signature in black ink, appearing to read "Charles H. Heimsath", written over a horizontal line.

Charles H. Heimsath
President

CHARLES H. HEIMSATH: QUALIFICATIONS

Charles H. Heimsath graduated from The University of Texas in 1976 with a Master of Science degree in City Planning. He has been active in the real estate market since 1976 in the areas of commercial and residential brokerage, market and feasibility studies, and real estate research. Prior to his association with Capitol Market Research, Mr. Heimsath was a senior project manager in charge of feasibility/market research with an appraisal firm, R. Robinson & Associates, Inc., Austin, Texas. Between 1980 and 1983 he was responsible for managing the real estate research division at the Rice Center in Houston.

Since moving to Austin in February 1984, Mr. Heimsath has conducted or managed over 500 market research and feasibility projects covering a range of property types from residential and mixed-use subdivisions through office/warehouse and service center space to downtown office buildings. His work has also included population forecasting for several cities, consultation to the General Land Office, The University of Texas System, UT Austin, Texas State University and St. Edward's University.

EDUCATION

B.S. in Economics, University of Vermont, Burlington, Vermont; June 1972

M.S. in Community and Regional Planning, The University of Texas, Austin, Texas; August 1976

Post Graduate Studies, Rice University, Houston, Texas; 1980, 1981

PROFESSIONAL MEMBERSHIPS & CERTIFICATIONS

American Planning Association

Austin Real Estate Council, Former Boardmember

Texas Real Estate Broker #188355-13

Urban Land Institute, Austin Advisory Board Member

Downtown Austin Alliance, Boardmember, Policy Committee Chair

PROFESSIONAL EXPERIENCE

Capitol Market Research, Inc., President: June 1986 - Present

R. Robinson & Associates, Project Manager: Real estate research, market and demographic studies, land-use forecasting: February 1984 - June 1986

South Main Center Assoc., Associate Director: Construction management, office administration, policy development, community outreach: February 1983 - February 1984

Rice Center, Senior Associate: Senior project manager responsible for real estate research, urban development and economic forecasting: October 1978 - February 1983

Mayor's Office, City of Houston, Urban Economist: Responsible for preparing the Overall Economic Development Plan (OEDP) for Houston: October 1976 - October 1978